

#### **Arlington Conservation Commission**

**Date:** Thursday, February 17, 2022

**Time:** 7:30 PM

Location: Conducted by Remote Participation

Pursuant to State Legislation suspending certain provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the February 17, 2022, public meeting of the Arlington Conservation Commission shall be physically closed to the public to avoid group congregation. The meeting shall instead be held virtually using Zoom.

#### **Agenda**

#### Administrative

- a. Please register in advance for this meeting. Reference materials, instructions, and access information for this specific meeting will be available 48 hours prior to the meeting on the Commission's agenda and minutes page.
- b. Minutes from January 20, 2022 meeting
- Parterre Garden Services Proposal for Spy Pond
   Documents: Spy Pond Invasive Plant Management & Monitoring Parterre Ecological
- d. Enforcement Actions

The Conservation Agent will update on recent enforcement actions.

- i. 20 Lafavette Street
- ii. Arlington Reservoir
- e. Adopt-a-Patch Proposal

Discussion of a pending proposal to support and fund a native seed volunteer planting program.

#### 2. Hearings

#### Request for Determination of Applicability: 106 – 108 Milton Street

Documents: 106 - 108 Milton Street Request for Determination of Applicability, two photographs of existing conditions

This public hearing will consider a Request for Determination of Applicability for renovations to the private residences located at 106 – 108 Milton Street. Work is proposed to be conducted within

Bordering Land Subject to Flooding (FEMA Zone AE). Renovation includes replacement and enlargement of rear porches and reorientation of exterior stairs.

#### **Notice of Intent: Spy Pond Playground**

Documents: Spy Pond Playground Notice of Intent

This public hearing will consider a Notice of Intent for improvements to Spy Pond Playground and the ramp to Spy Pond at North Beach, both located at 0 Pond Lane. Work is proposed to be conducted within the Adjacent Upland Resource Area and 100-foot buffer zone to Inland Bank and Bordering Vegetated Wetland. The improvements include replacing play equipment, replacing safety surfacing, replacing perimeter fence, and the addition of a new playground entrance. The scope also includes replacing the pathway material used at North Beach ramp.

#### **Notice of Intent: Hurd Field**

DEP # 091-0337

Documents: Hurd Field Response to Comments

This public hearing will consider a Notice of Intent for renovations to Hurd Field located at 0 Massachusetts Avenue and 0 Lowell Street (off Drake Road). Work is proposed to be conducted within the Riverfront Area to Mill Brook, Bordering Land Subject to Flooding (FEMA Zones AE and X, Floodway), the 100-foot Buffer Zone to Bordering Vegetated Wetlands and the Adjacent Upland Resource Areas. Renovation includes regrading and reorienting the athletic fields, upgrading field lighting, and constructing a pedestrian loop path, irrigation system, and other new amenities.

#### Notice of Intent: Colonial Village Drive

DEP #091-0336

Documents: Correspondence between Ryan Landers and Wayne Chouinard

This public hearing will consider a Notice of Intent to reconstruct all on-site parking and access driveways and curbing, as well as installation of stormwater management systems and conduct site grading at Colonial Village Drive. All work is proposed to be conducted within the 100-foot Buffer Zone to the Inland Bank of a perennial stream that flows from the Arlington Reservoir, the 200-foot Riverfront Area associated with Mill Brook, and Bordering Land Subject to Flooding (FEMA Zone AE).

#### Please Note:

Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law. This agenda includes those matters which can be reasonably anticipated to be discussed at the meeting.



#### **Town of Arlington, Massachusetts**

#### Parterre Garden Services Proposal for Spy Pond

#### Summary:

Parterre Garden Services Proposal for Spy Pond Documents: Spy Pond Invasive Plant Management & Monitoring - Parterre Ecological

#### ATTACHMENTS:

	Туре	File Name	Description
ם	Reference Material	Spy_Pond_Invasive_Plant_ManagementMonitoring _Parterre_Ecological.pdf	Spy Pond Invasive Plant Management and Monitoring- Parterre Ecological



#### PROPOSAL

**Date:** 2/7/2022

#### Mailing Address:

Mary Muszynski Arlington Town Hall 730 Mass Ave. Annex Arlington, MA 02476 Site Address: [Arlington-Spy Pond] Spy Pond Arlington, MA 02474

#### 2022 Invasive Plant Management & Monitoring - Proposal #7091

#### Dear Mary:

I am pleased to present this proposal to assist you with the restoration of your property at Spy Pond in Arlington. I look forward to assisting you with invasive plant management as discussed during our initial site meeting. Parterre Ecological will ensure that your goals to remove and control invasive plants from the project area are realized in a professional, well developed manner.

#### SCOPE OF WORK

- Identification of all existing invasive plant species at Spy Pond Park
- Manual removal (by hand-pulling or cutting) of all invasive plant species
- Select herbicide application treatment techniques to invasive plant species by MA licensed and insured pesticide applicators
- Writing of Field Notes to create monitoring report that will be emailed to Arlington Conservation Commission
- Disposal of all invasive plant species

#### Not included in Scope of Work:

- Additional restoration hours required to continue management of invasive plant sprouts after this initial Scope of Work is complete (invasive plant species typically take 3+ years to fully eradicate)
- Any extensive training of Friend of Spy Pond or other land steward group (at your request we can provide a proposal for volunteer based training)

#### **TERMS**

Any additional work related to the project not mentioned in the above SCOPE OF WORK will be billed with your direction to proceed, based on our standard hourly rates described in the attached Addendum. This arrangement allows the ultimate efficiency on your behalf, as the billings directly reflect the work completed on the project. In order to initiate the project, please return a signed copy of this agreement and a **Purchase Order #** which will be applied to the invoice for reference.

This proposal and pricing within is valid for a period of three (3) weeks from the proposal date. If you have any questions, please feel free to contact us. We are looking forward to continuing to work with you on this project.

Sincerely, PARTERRE ECOLOGICAL Miles Hilton Connors Director of Ecological Services mconnors@parterregarden.com

#### Invasive Plant Management at Spy Pond Park

\$5,050.00

Field Technicians who maintain Massachusetts Pesticide Applicators licenses and are trained in the identification of invasive plant species will complete prescribed management strategies, including manual hand-pulling, cutting, and plant-specific herbicide application techniques.

We will prioritize areas of Spy Pond Park managed during the initial restoration project.

## 1. Late Spring - Invasive Plant Management

\$1,225.00

In late spring (most likely June) we will prioritize invasive plant management at Spy Pond Park. Identified invasive plant species will be either manually hand-pulled, or receive an herbicide application treatment. In past seasons we have manually removed Bishops Weed from around establishing native perennials, hand-pulled sprouts of Japanese honeysuckle, Bittersweet, and Multiflora Rose.

After each scheduled visit, Field Notes will be emailed that monitor work accomplished and observations for the establishing native plant community.

Herbicide: Triclopyr 4.0 OZ
Eco Disposal Fee 1.0 CY

# 2. Early Summer - Invasive Plant Management

\$1,225.00

In early summer (most likely July) we will prioritize invasive plant management at Spy Pond Park. Identified invasive plant species will be manually hand-pulled or receive an herbicide application treatment. In early summer we will manually cut Japanese Knotweed, bag and leave for DPW trash pick-up.

After each scheduled visit, Field Notes will be emailed that monitor work accomplished and observations for the establishing native plant community.

Herbicide: Triclopyr 4.0 OZ
Eco Disposal Fee 1.0 CY



# PARTERRE

#### ECOLOGICAL

# 3. Late Summer - Invasive Plant Management

\$1,275.00

In late summer (most likely August) we will prioritize invasive plant management at Spy Pond Park. Identified invasive plant species will be either manually hand-pulled, or receive an herbicide application treatment. In late summer we will continue management of all identified invasive plant species, including cut & dab herbicide application to Multiflora Rose, Barberry, Buckthorn, and Bittersweet. We will also begin treating Japanese Knotweed.

After each scheduled visit, Field Notes will be emailed that monitor work accomplished and observations for the establishing native plant community.

Herbicide: Triclopyr	4.0	ΟZ
Herbicide: Glyphosate	12.0	ΟZ
Eco Disposal Fee	1.0	CY

#### 4. Early Fall - Invasive Plant Management

\$1,325.00

In early fall (most likely September) we will continue invasive plant management at Spy Pond Park. Identified invasive plant species will be either manually hand-pulled, or receive a cut & dab herbicide application. Japanese Knotweed will also continue to be managed.

After each scheduled visit, Field Notes will be emailed that monitor work accomplished and observations for the establishing native plant community.

Herbicide: Triclopyr	4.0	ΟZ
Herbicide: Glyphosate	32.0	ΟZ
Eco Disposal Fee	1.0	CY

#### **Project Management and Reporting**

\$570.00

#### Project Management & Reporting

\$570.00

Communication with Arlington Conservation Commission and Friends of Spy Pond, scheduling and management of Monitoring Reports.

Total \$5,620.00 Tax \$0.00 GRAND TOTAL \$5,620.00





#### **ECOLOGICAL ADDENDUM**

#### **Hourly Rates**

The following hourly rates will be charged for the services provided as described in the foregoing proposal letter:

Ecological Director	\$165/hr
Land Management Planning	\$165/hr
Ecological Project Manager	\$120/hr
Herbicide Applicator	\$100/hr
Ecological Field Technician	\$95/hr

The above rates are subject to change in accordance with an annual review.

#### Guarantee

PGSI will not guarantee the services above against acts of nature or human vandalism. This includes destruction from wildlife including herbivory of deer, rabbits, beavers, or other animals. Additionally, PGSI will not guarantee any restoration planting against extended periods of drought, but can provide recommendations for installing a temporary irrigation system upon client request. PGSI does not guarantee the services above from intense storm events including flooding, winter storms or hurricanes which can damage plantings and bioengineering measures. In the event that human vandalism, wildlife, drought, or storm events destroy plantings, the one-year guarantee would become void.

Parterre will not offer a one-for-one guarantee on any material smaller than one gallon. We will, however, guarantee coverage of the desired species and will make the necessary replants as needed by the end of the warranty period. Any plant material one gallon and larger we will guarantee on a one-for-one replacement, provided that Parterre maintains the property after installation for the length of the guarantee.

The services to be provided pursuant to this Contract shall be performed with the professionalism of the green industry. Although PGSI makes no warranty, express or implied, it believes that PGSI's capabilities are exceptional. PGSI will therefore work with the Client to clarify any issues or to resolve or remedy any problems for which PGSI is responsible. In the unlikely event that PGSI is liable for any damages sustained by the Client, PGSI's total liability shall not exceed the fees paid by the Client for services, together with the cost of replacement or repair of materials supplied by PGSI. PGSI will not assume liability for any incidental, special, or consequential damages.

#### Communication

PGSI requests Client cooperation to forge a strong working relationship that will ensure PGSI provides the Client with an exceptional finished product. This will require open and timely communication throughout the restoration process. If the Client has any concerns regarding the scope of the work, the work performed, or the timeliness of the work, please bring it to PGSI's attention so they can address it immediately. If PGSI does not receive any complaints, PGSI will assume the Client is satisfied with the work as performed.

#### **Payments**

Invoices will be rendered monthly for work performed and expenses incurred in the prior month. Any invoices will be presented either directly to the Client or via first class mail and shall be payable upon receipt. A finance charge may be added to balances outstanding more than thirty (30) days by applying a rate of 1% per month, which is equal to an annual percentage rate of 12%. The Client agrees to read carefully all billing statements and promptly notify PGSI in writing of any claimed errors or discrepancies within fifteen (15) business days of the statement. Thereafter the Client and PGSI will review the disputed charges together. If PGSI does not hear from the Client in writing, it is presumed that the Client agrees with the accuracy and fairness of the billing.

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# PARTERRE

PGSI reserves the right to suspend services if the payment of any invoice is not received within forty-five (45) days of the invoice date. However, since PGSI sincerely does not wish to take any of these actions, the Client is requested to communicate with PGSI regarding any difficulties or issues that may result in the Client's failure to pay an invoice within the applicable period. If it is necessary for PGSI to take any action, including but not limited to arbitration and litigation to collect overdue fees, the Client is responsible for reimbursing PGSI for any costs or fees, including Attorneys' fees, incurred by PGSI due to collection efforts.

#### **Termination**

The Client has the right to terminate this Contract at any time by providing PGSI with seven (7) days' written notice. In the event of such early termination or if PGSI suspends work due to failure to remit payment, the Client will be responsible for the cost of all work performed and expenses incurred until the date of the decision to suspend, or PGSI's receipt of the Client's notice of termination.

#### Arbitration

Any claim arising out of this Contract, if not resolved informally, shall be resolved exclusively through private binding arbitration before a single arbitrator mutually selected by both parties. If the parties cannot agree upon an arbitrator within twenty-one (21) days after a party has made a demand for arbitration, the matter shall be submitted to the Boston office of The American Arbitration Association pursuant to The Association's commercial arbitration rules. Notwithstanding the foregoing, either party shall have the option of bringing an action or claim to small claims court and shall not be required to arbitrate matters that are within the jurisdiction of such court.

#### Miscellaneous

This Contract shall be interpreted according to Massachusetts's law and in Massachusetts's courts. Any modification of this Contract must be in writing and signed by both parties. If any provision(s) of the Contract is determined to be partly or entirely invalid, the remainder of the Contract shall remain fully valid.

PARTERRE GARDENING SERVICES, INC.	ACCEPTED AND APPROVED:
Milestitton	
Miles Hilton Connors	By: Mary Muszynski
Director of Ecological Services	Date:



#### **Town of Arlington, Massachusetts**

#### Request for Determination of Applicability: 106 - 108 Milton Street

#### Summary:

Documents: 106 - 108 Milton Street Request for Determination of Applicability, two photographs of existing conditions

This public hearing will consider a Request for Determination of Applicability for renovations to the private residences located at 106 – 108 Milton Street. Work is proposed to be conducted within Bordering Land Subject to Flooding (FEMA Zone AE). Renovation includes replacement and enlargement of rear porches and reorientation of exterior stairs.

#### ATTACHMENTS:

	Туре	File Name	Description
D	Reference Material	106 _108_Milton_Street_Request_for_Determination_of_Applicability.pdf	106-108 Milton Street Request for Determination of Applicability
D	Reference Material	106-108_Milton_Street_Exisiting_Conditions_1.pdf	106-108 Milton Street Existing Conditions 1
D	Reference Material	106-108_Milton_Street_Existing_Conditions_2.pdf	106-108 Milton Street Existing Conditions 2

December 22, 2021

Re: Request for Determination of Applicability Application

106-108 Milton Street Porch & Stair Replacement Project Narrative

Parcel ID: 4-4-4

Arlington, Massachusetts

Dear Members of the Arlington Conservation Commission,

On behalf of the property owners, we are looking to replace the existing dual open roofed rear porches and exterior second egress stair at 106-108 Milton Street with new dual open (screened) roofed rear porches and exterior stair. The property is an existing two-unit condo dwelling with the lot entirely located in the AE Floodplain in East Arlington. The existing porches and stair have posts with concrete footings and the new porches would be constructed with similar posts and concrete footings. The new porches would be larger in footprint and have the stair rotated 90 degrees in a more efficient switch back layout.

The existing porches and stair and getting to their useful life and need to be replaced, especially since both units second egress stair is the exterior stair shown to be replaced. As part of the replacement we would like reconfigure the layout and make the porches more usable. Finishes and materials would be similar with painted wood, decking and asphalt shingles on the roof. More detailed information is included in the RDA drawing set, photos and proposed renderings. Thank you for your consideration for our Request for Determination of Applicability.

Regards,

Michael DiMaggio (108 Milton Co-Owner)

M. Dilaggio

Annette Valdez DiMaggio (108 Milton Co-Owner)

Joseph Stoklosa (106 Milton Co-Owner)

Hanni Stoklosa (106 Milton Co-Owner)



# **Massachusetts Department of Environmental Protection**Bureau of Resource Protection - Wetlands

depicted on referenced plan(s).

Arlington City/Town

### WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

#### A. General Information

Important: When filling out	1.	Applicant:		
forms on the		Michael DiMaggio	michaeldimaggio@gr	nail.com
computer, use only the tab key		Name	E-Mail Address	
to move your		108 Milton Street		
cursor - do not		Mailing Address		
use the return		Arlington	MA	02474
key.		City/Town	State	Zip Code
		401-932-7556		
tab		Phone Number	Fax Number (if applic	cable)
return	2.	Representative (if any):		
		Firm		
		Contact Name	E-Mail Address	
		Mailing Address		
		City/Town	State	Zip Code
		Phone Number	Fax Number (if applic	cable)
	В.	. Determinations		
	1.	I request the Arlington Conservation Commission make the following de Conservation Commission	etermination(s). Ch	eck any that apply:
		a. whether the <b>area</b> depicted on plan(s) and/or map(s) refer jurisdiction of the Wetlands Protection Act.	enced below is an	area subject to
		b. whether the <b>boundaries</b> of resource area(s) depicted on below are accurately delineated.	plan(s) and/or map	o(s) referenced
		c. whether the <b>work</b> depicted on plan(s) referenced below is	subject to the Wetla	ands Protection Act.
		d. whether the area and/or work depicted on plan(s) referent of any municipal wetlands ordinance or bylaw of:	ced below is subject	ct to the jurisdiction
		Arlington Name of Municipality		

e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as



1

# **Massachusetts Department of Environmental Protection**Bureau of Resource Protection - Wetlands

Arlington	
City/Town	

# **WPA Form 1- Request for Determination of Applicability** Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

#### C. Project Description

Arlington
City/Town
004.A-0004-0108.0
Parcel/Lot Number
cessary):
gton Assessor's Map 4 and is entirely located in the Zone AE acture (building, porches and stairs) occupy approximately 1,461 approximately 131 sf to 1,592 sf of the lot. The removal of the
ed by (7) posts / concrete footings and a concrete pad on grade e supported in a similar way with (8) posts / concrete footings a reduction of 13 sf.
1/2/2022
Date

The project consists of removing existing rear porches which are on two levels with the top floor behind covered, the associated posts / concrete footings, open exterior second egress stair and a wood playset. The proposed porches and stair are reconfigured in their layout with a larger porch size to make them more useful. The porches are similarly on two levels with the top floor covered and the new exterior egress stair remains open.



# **Massachusetts Department of Environmental Protection**Bureau of Resource Protection - Wetlands

City/Town

### WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

#### C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

Refer to included project Narrative

3.	<ul> <li>a. If this application is a Request for Determination of Scope of Alternatives for wo Riverfront Area, indicate the one classification below that best describes the project.</li> </ul>	
	Single family house on a lot recorded on or before 8/1/96	
	Single family house on a lot recorded after 8/1/96	
	Expansion of an existing structure on a lot recorded after 8/1/96	
	Project, other than a single-family house or public project, where the applicant obefore 8/7/96	wned the lot
	☐ New agriculture or aquaculture project	
	Public project where funds were appropriated prior to 8/7/96	
	Project on a lot shown on an approved, definitive subdivision plan where there is restriction limiting total alteration of the Riverfront Area for the entire subdivision	
	Residential subdivision; institutional, industrial, or commercial project	
	Municipal project	
	☐ District, county, state, or federal government project	
	Project required to evaluate off-site alternatives in more than one municipality in Environmental Impact Report under MEPA or in an alternatives analysis pursua application for a 404 permit from the U.S. Army Corps of Engineers or 401 Wate Certification from the Department of Environmental Protection.	nt to an
	b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting	the classification

above (use additional paper and/or attach appropriate documents, if necessary.)



## **Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

Name and address of the property owner:

Arlington City/Town

### WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

#### D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

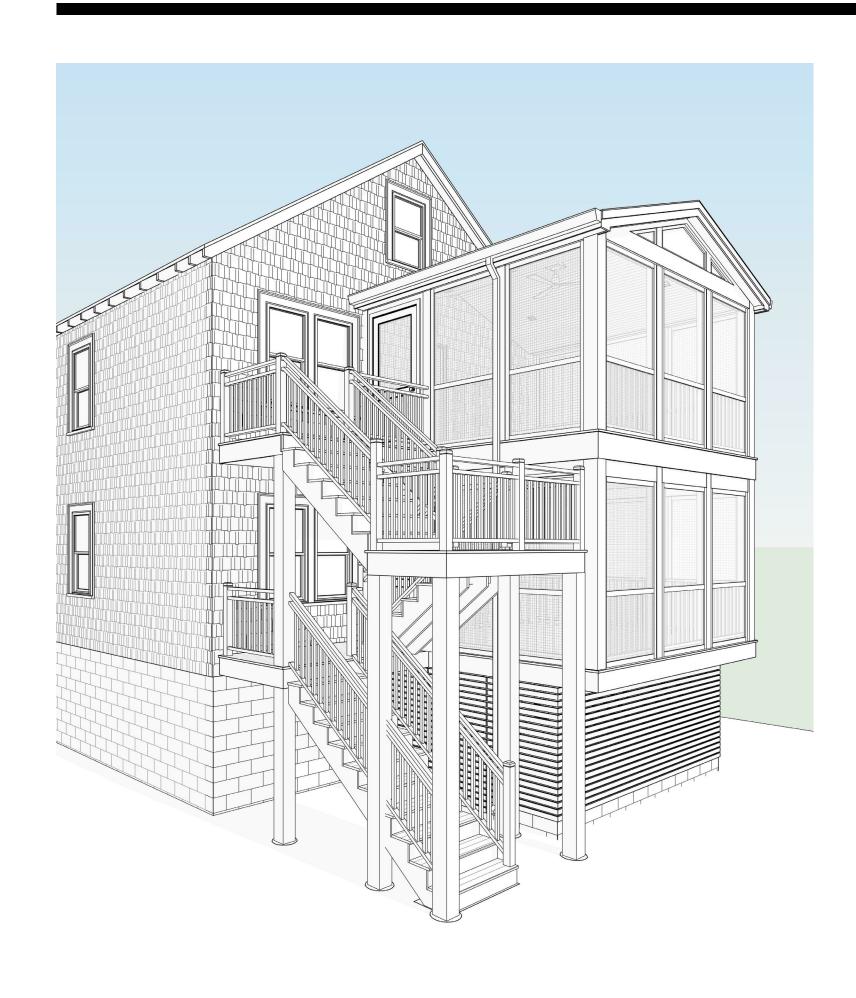
I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

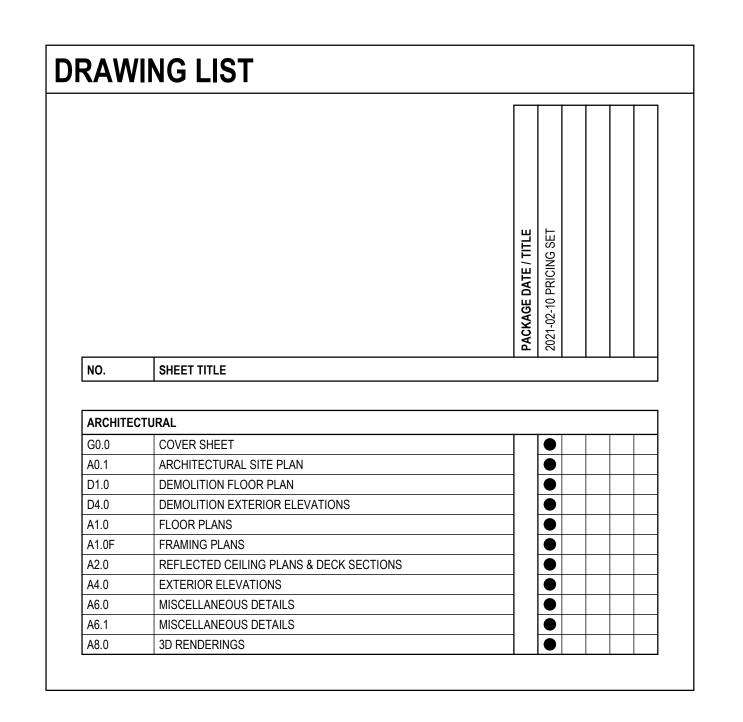
Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name	
108 Milton Street (DiMaggios) & 106 Milton Street (S	toklosa's)
Mailing Address	
Arlington	
City/Town	
MA	02474
State	Zip Code
Iso understand that notification of this Requ	est will be placed in a local newspaper at my expense ne Wetlands Protection Act regulations.
Iso understand that notification of this Requ	
accordance with Section 10.05(3)(b)(1) of the	ne Wetlands Protection Act regulations.
dso understand that notification of this Requaccordance with Section 10.05(3)(b)(1) of the	ne Wetlands Protection Act regulations.

# DECK & STAIR REPLACEMENT

106-108 MILTON STREET ARLINGTON, MA 02474



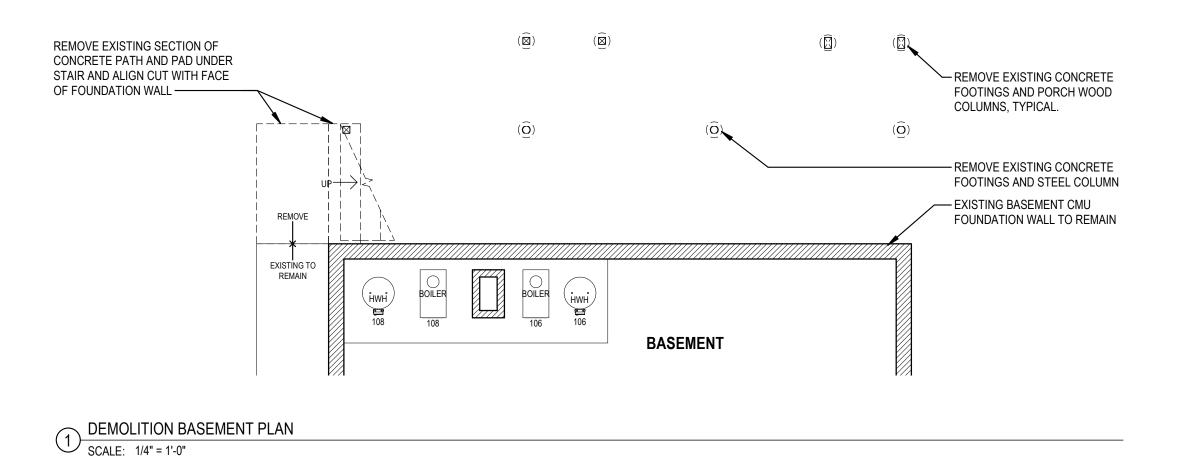


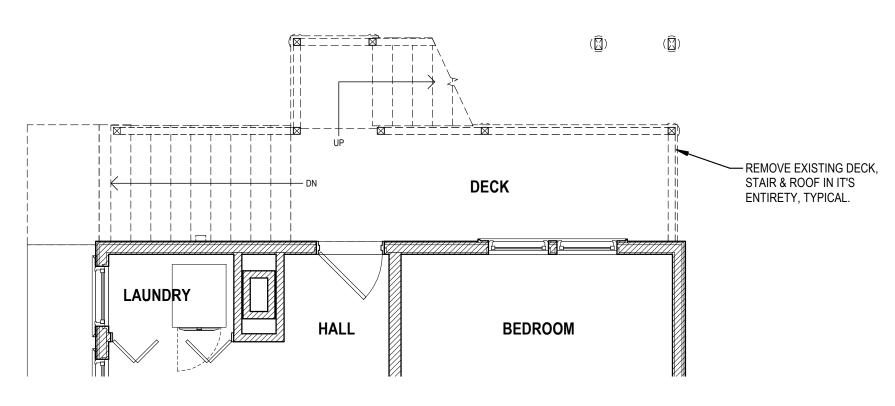
# **LOCUS MAP**



PRICING SET. NOT FOR CONSTRUCTION.

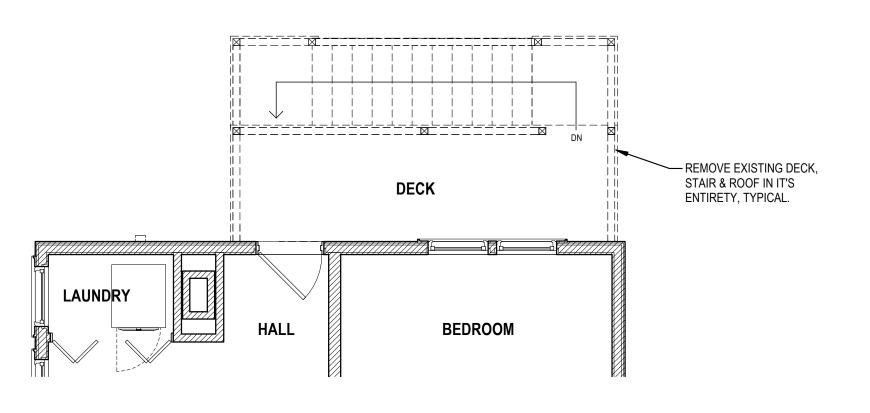
FEBRUARY 10, 2021



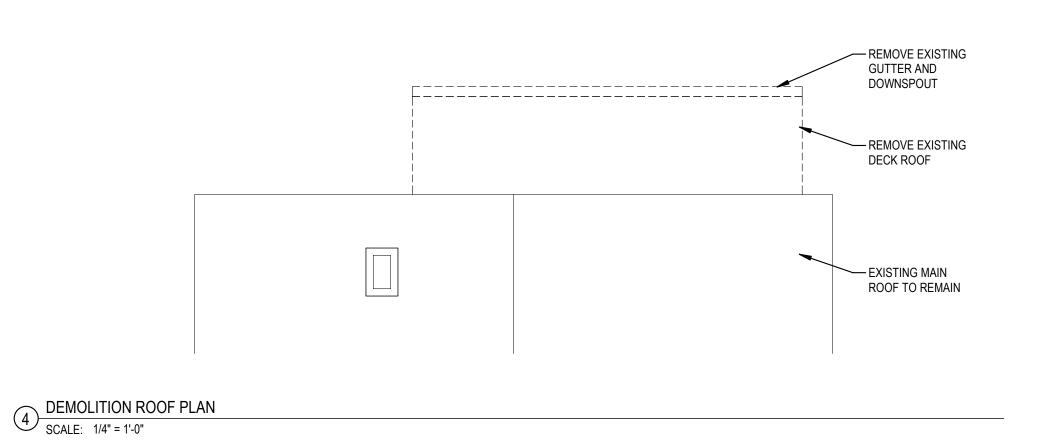


DEMOLITION FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



3 DEMOLITION SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



# PRICING SET. NOT FOR CONSTRUCTION.

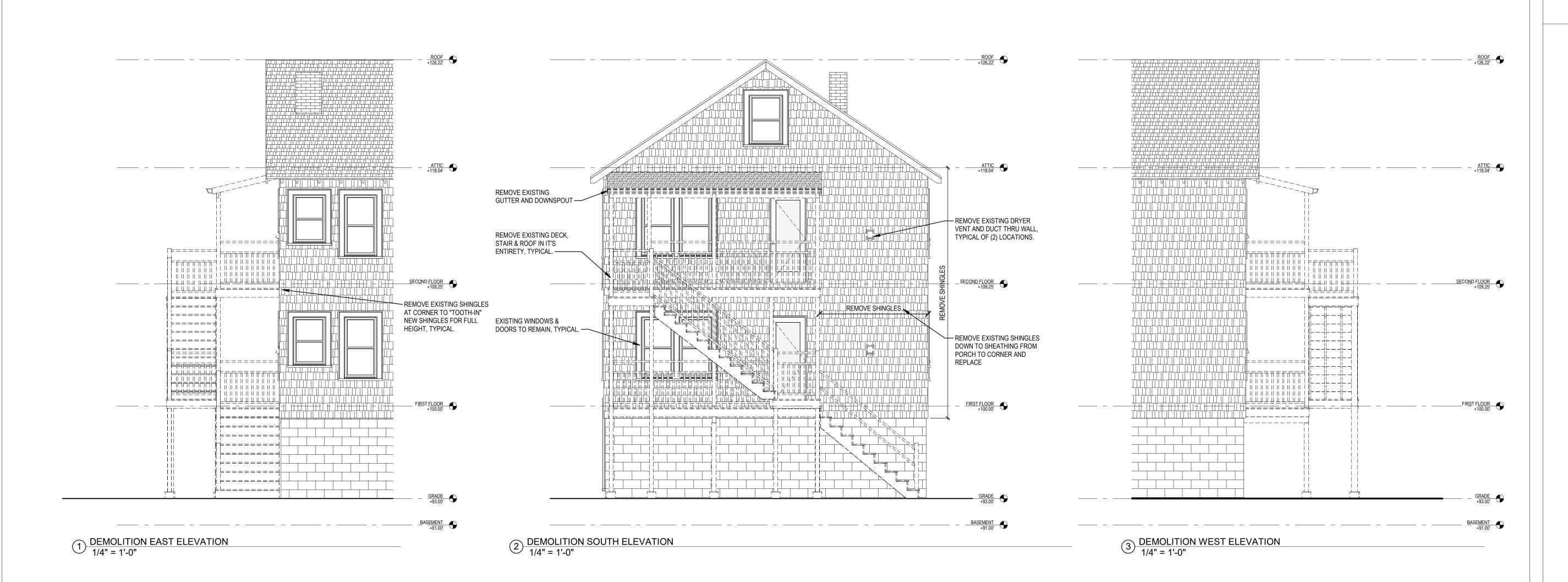
PROJECT NAME

192 HAMPSHIRE STREET CAMBRIDGE, MA 02139

REV#	DATE	DES	CRIPTION
	DATE:		
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,	SCALE:		
1	/4" = 1'-0"		
PRO	JECT NO	.:	PROJECT NORTH
	21-001		PROJECT NORTH
SHEET	TITLE:		
DF	MOI IT	IO	N FLOOR
		. •	
PL	ANS		

SHEET NO.:

D1.0



192 HAMPSHIRE STREET CAMBRIDGE, MA 02139

# PRICING SET. NOT **FOR** CONSTRUCTION.

REV#	DATE	DESCRIPTION

DATE: FEBRUARY 10, 2021 SCALE:

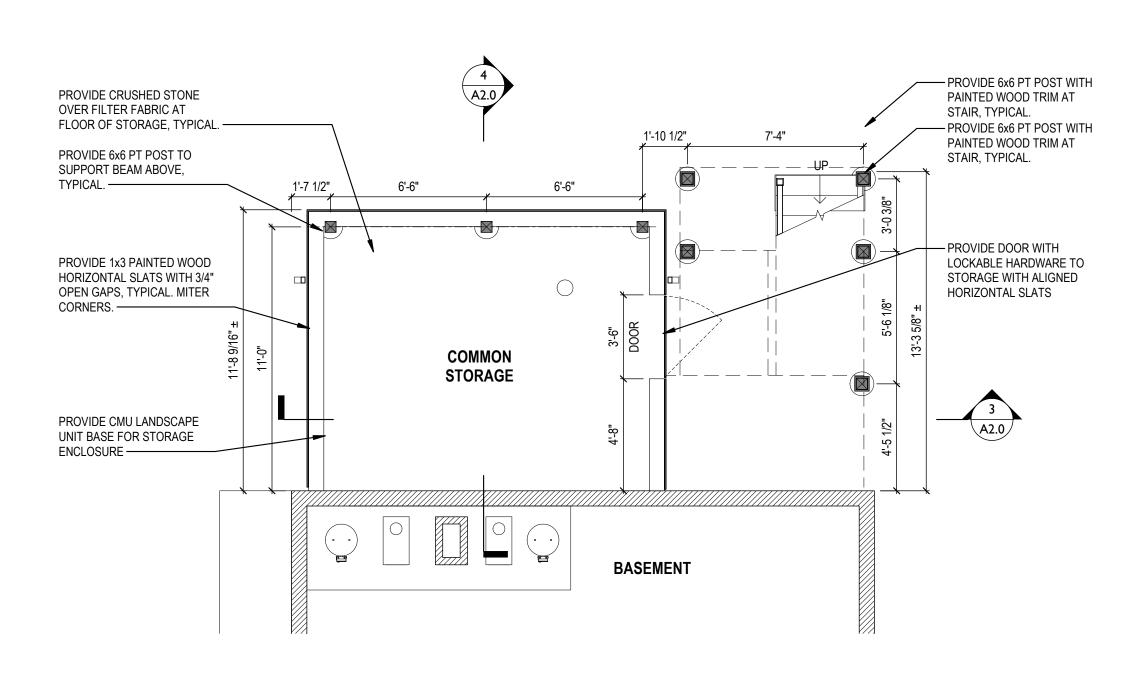
1/4" = 1'-0" PROJECT NO.:

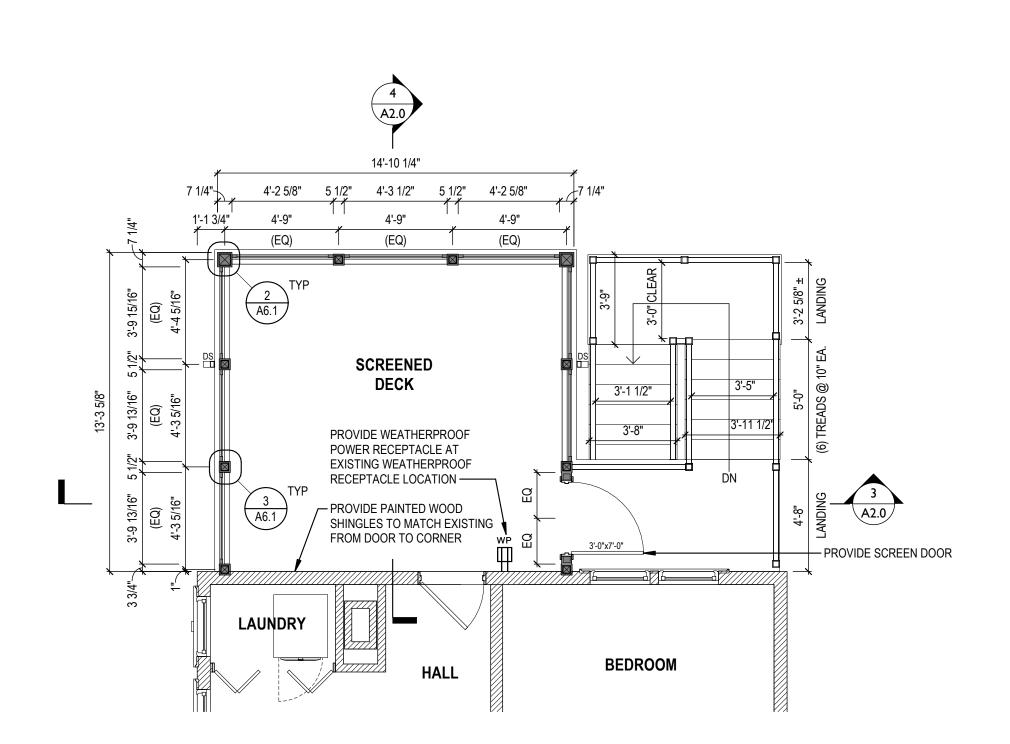
SHEET TITLE:

DEMOLITION **EXTERIOR ELEVATIONS** 

SHEET NO.:

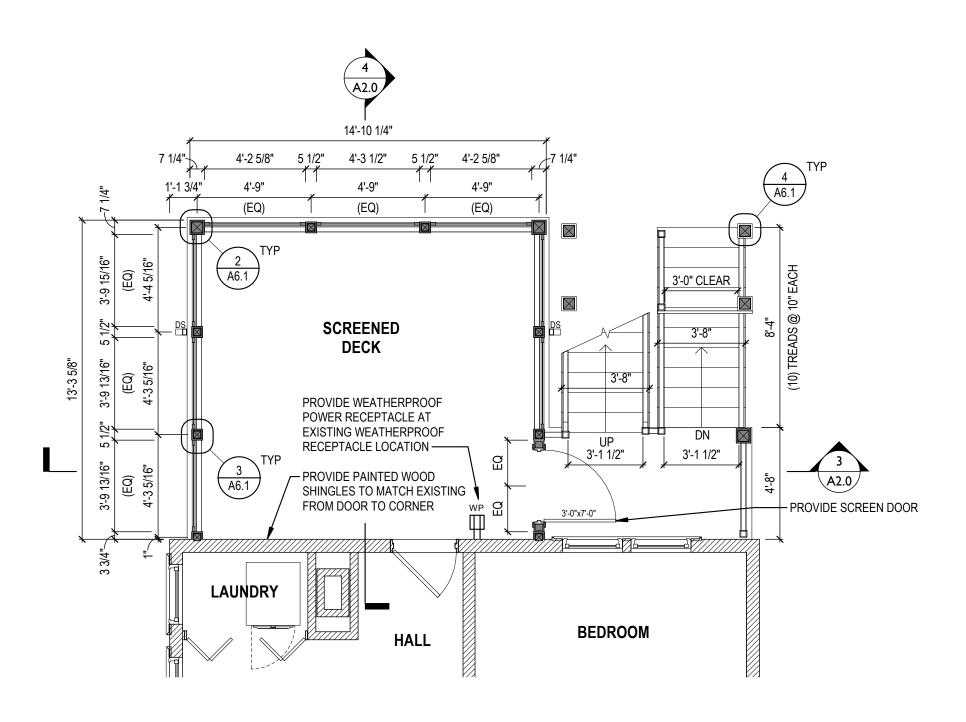
**D4.0** 



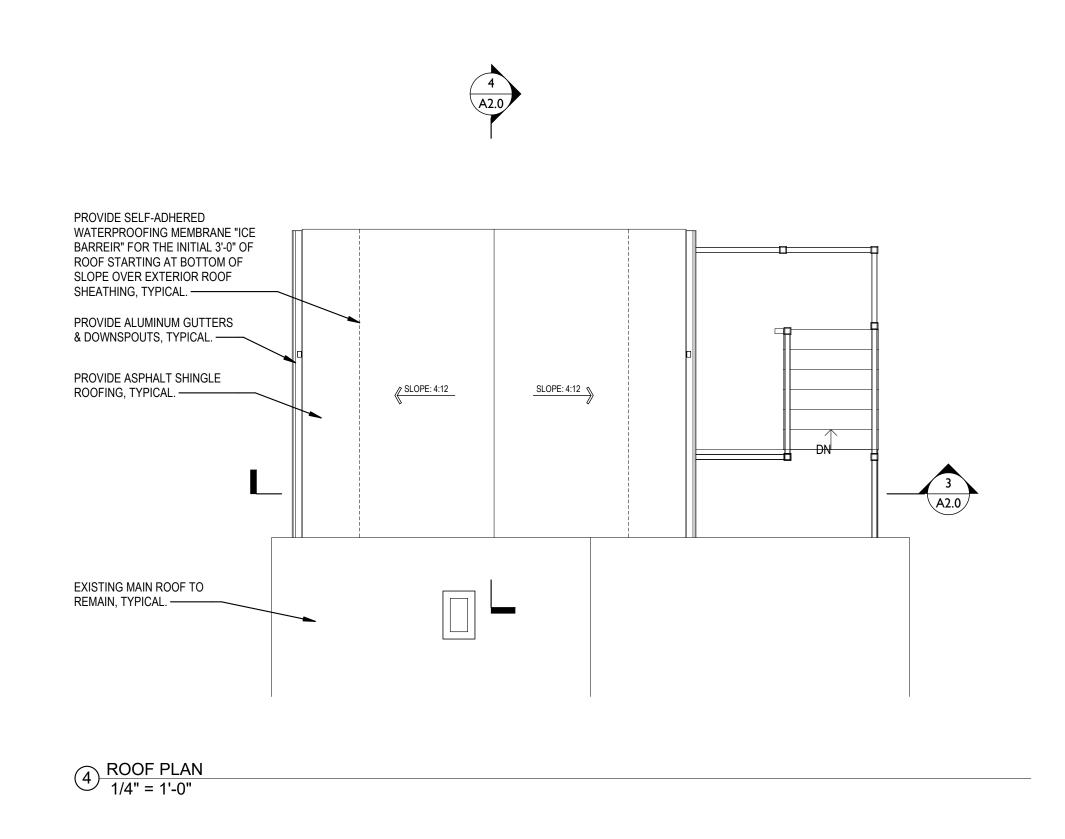


3 SECOND FLOOR PLAN
1/4" = 1'-0"

1/4" = 1'-0"



2 FIRST FLOOR PLAN
1/4" = 1'-0"



# PROJECT NAME

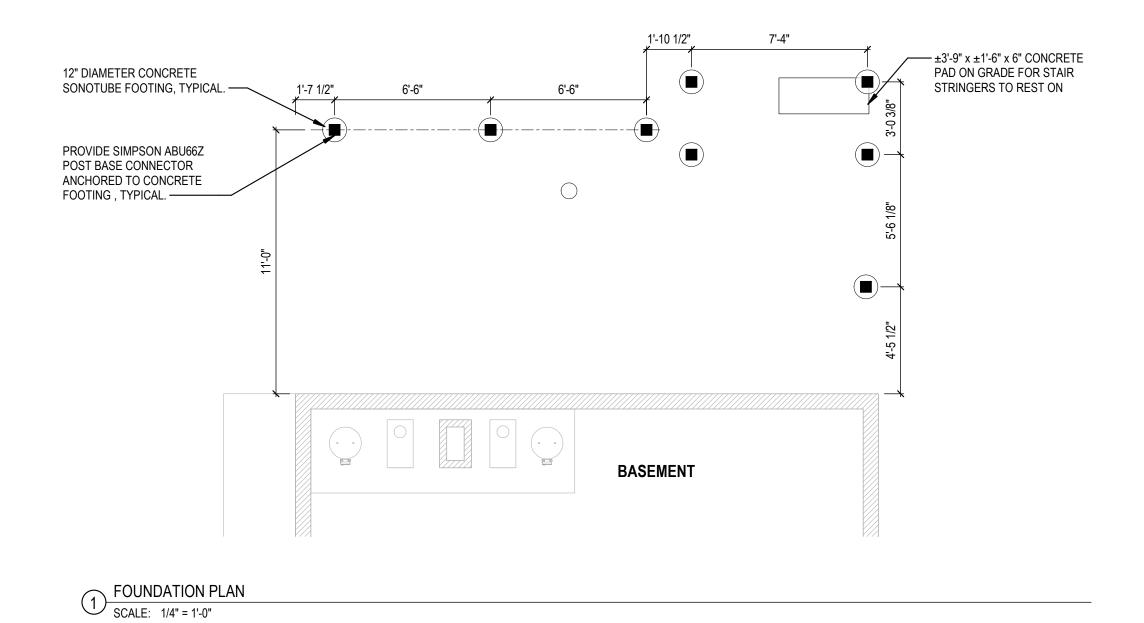
192 HAMPSHIRE STREET CAMBRIDGE, MA 02139

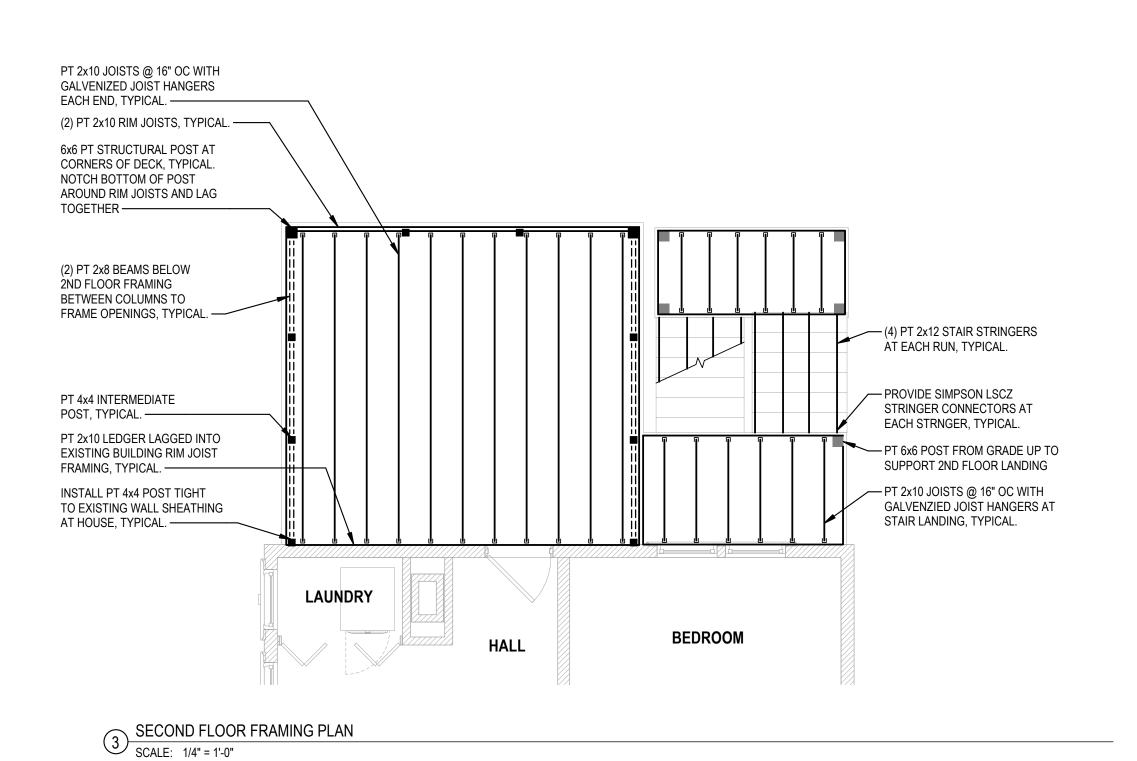
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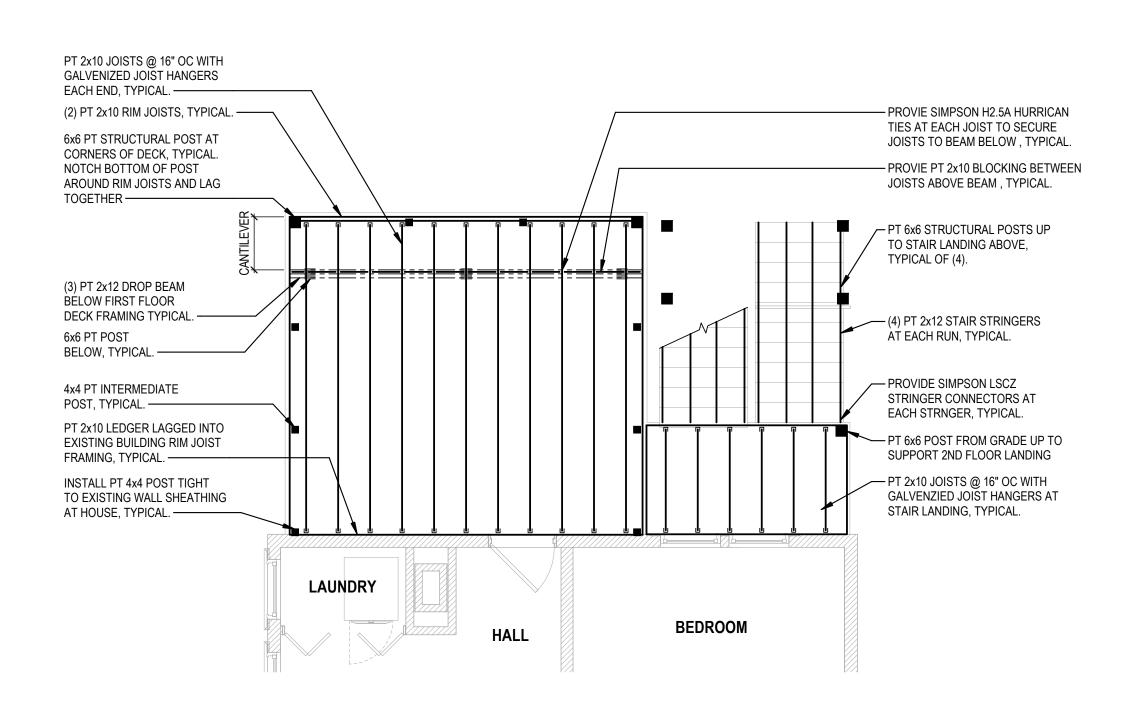
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FEBRUARY 10, 2021
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21-001
SHEET TITLE:
FLOOR PLANS

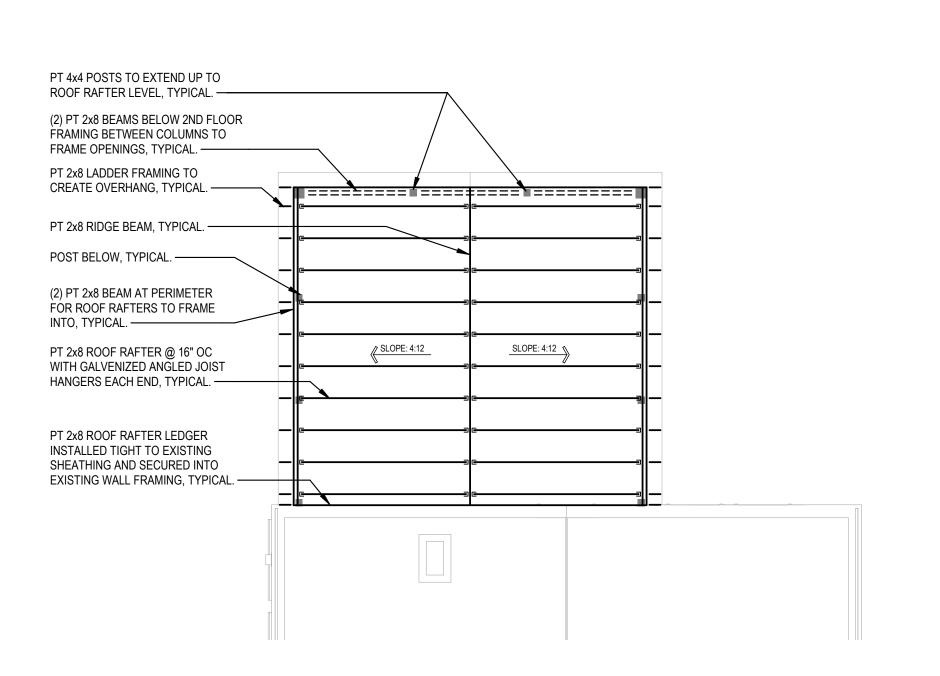
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ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

PROJECT NAME

192 HAMPSHIRE STREET CAMBRIDGE, MA 02139

REV#	DATE	DESCRIPTION
	I	

PROJECT NORTH

DATE:
FEBRUARY 10, 2021
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1/4" = 1'-0"

1/4" = 1'-0"

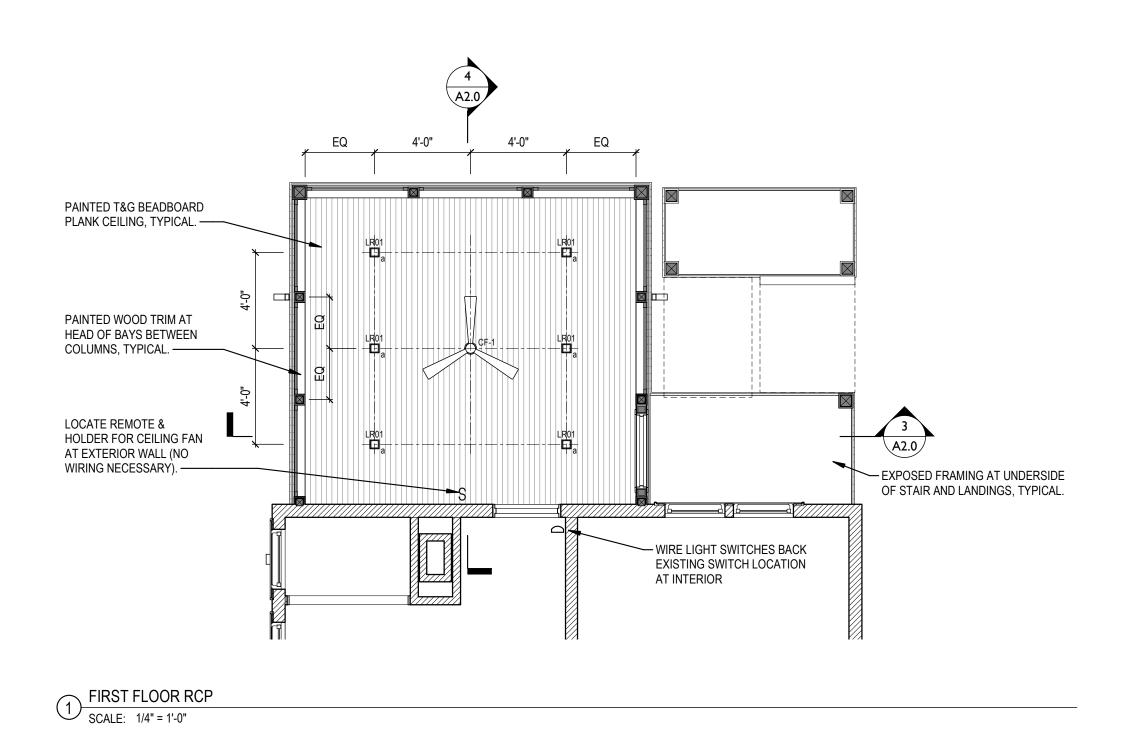
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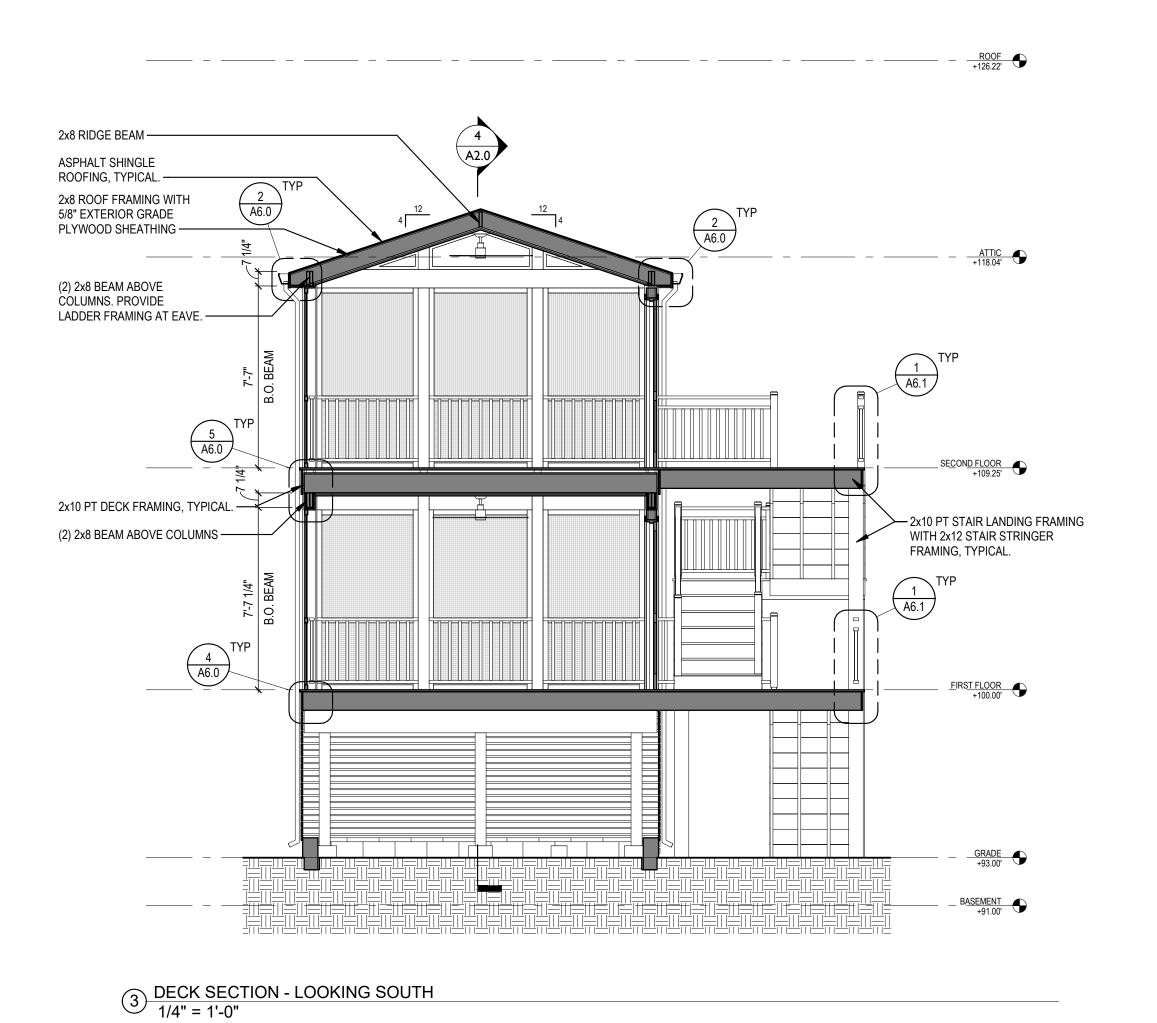
21-001 SHEET TITLE:

FRAMING PLANS

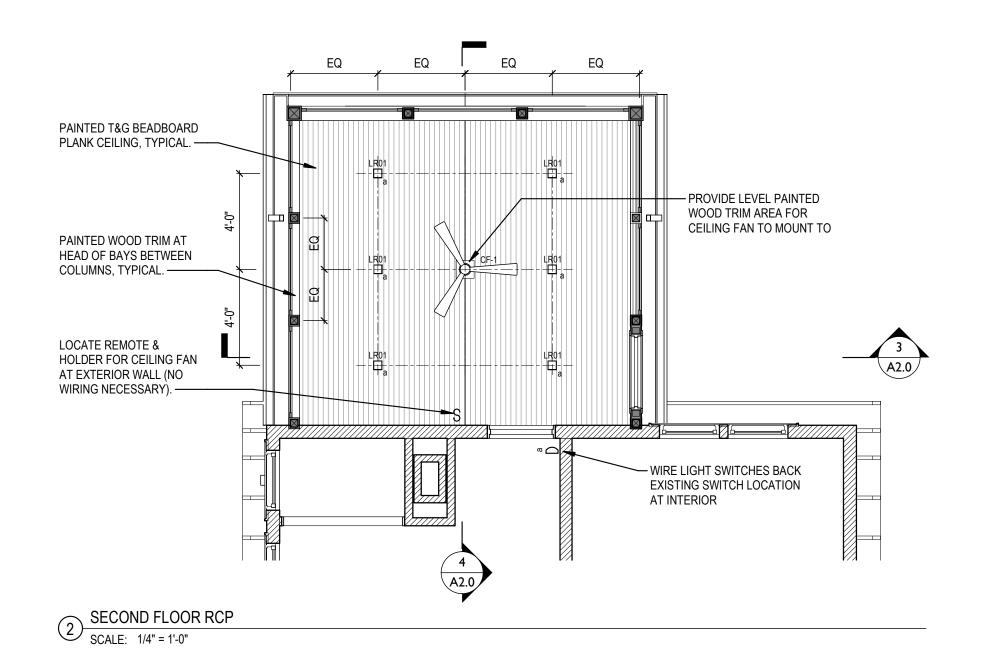
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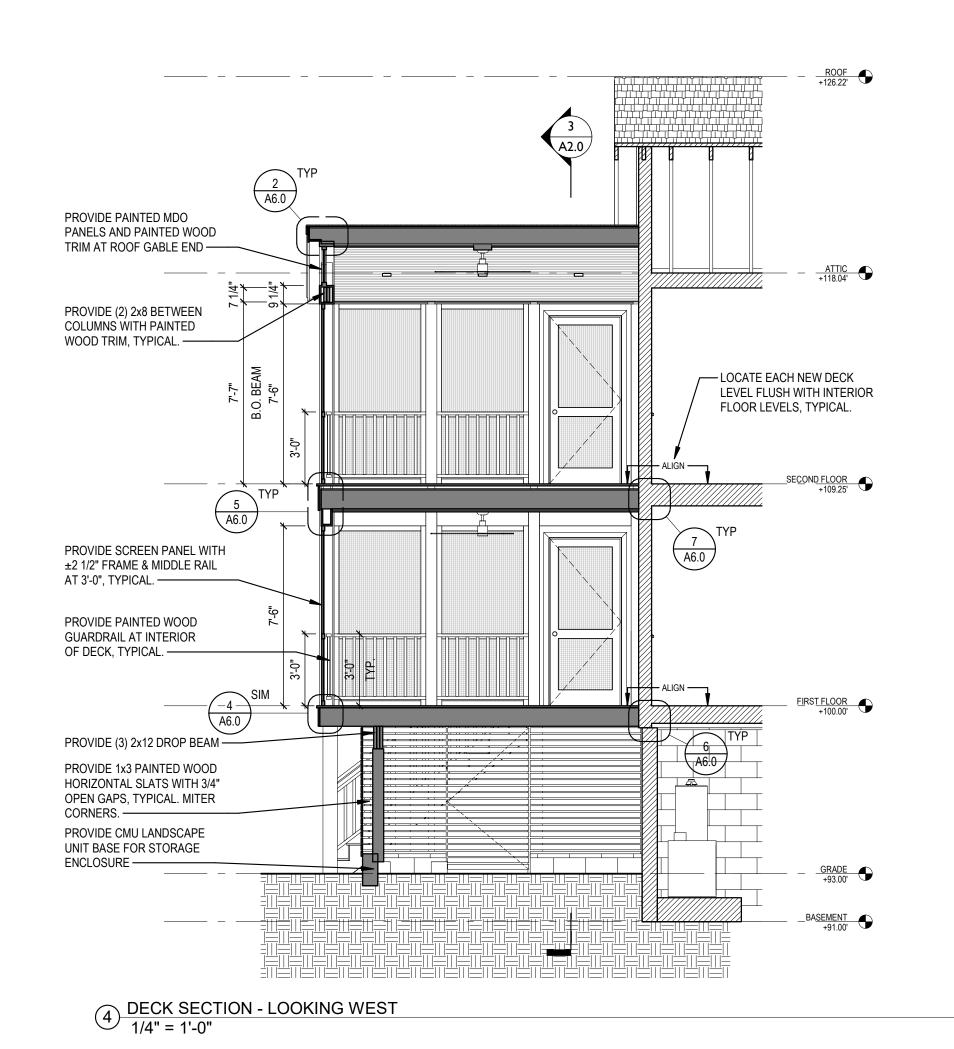
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## PROJECT NAME

192 HAMPSHIRE STREET CAMBRIDGE, MA 02139

# PRICING SET. NOT FOR CONSTRUCTION.

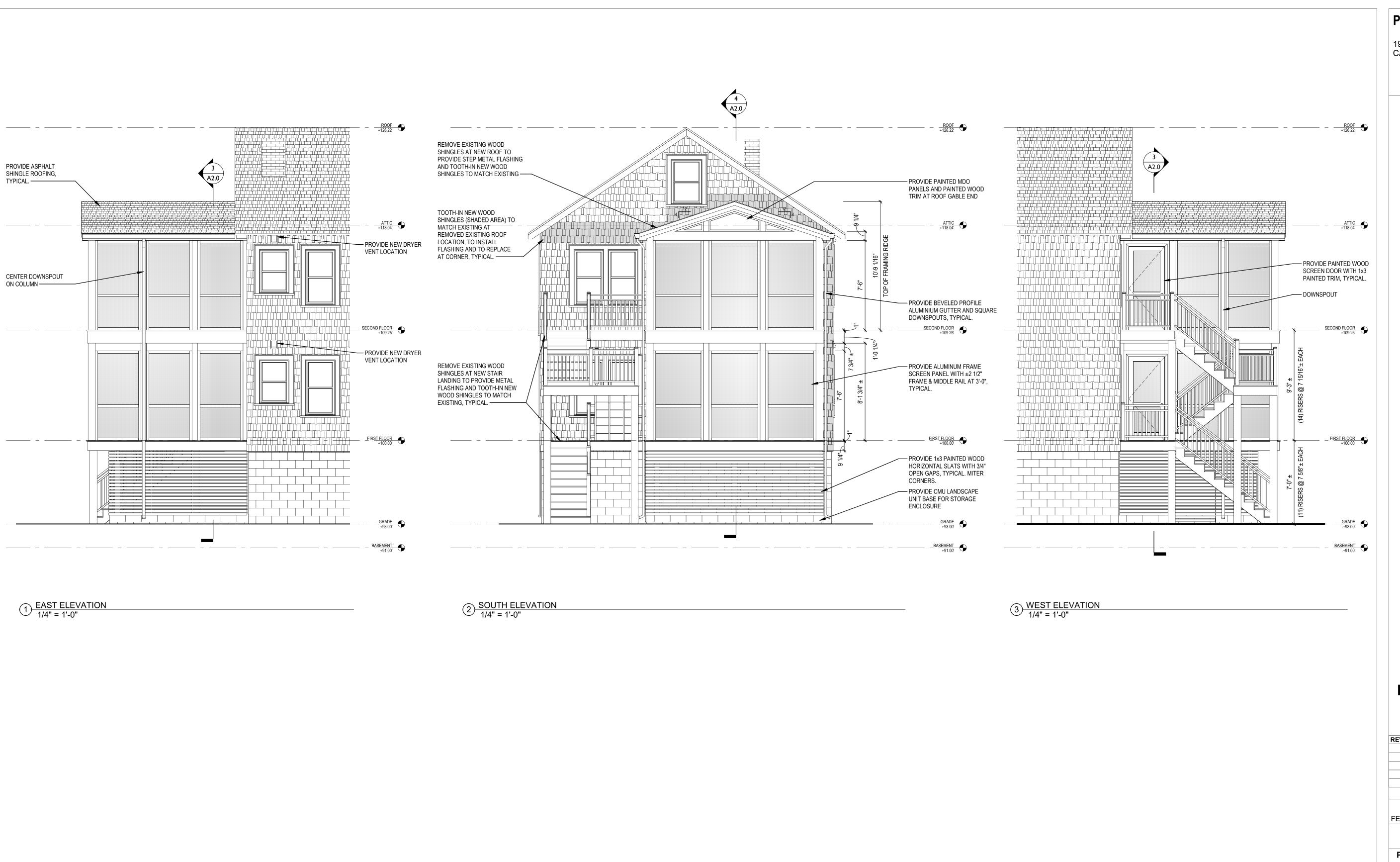
DATE:
FEBRUARY 10, 2021
SCALE:
1/4" = 1'-0"
PROJECT NO.:

REFLECTED CEILING
PLANS & DECK
SECTIONS

21-001

SHEET NO.:

**A2.0** 



192 HAMPSHIRE STREET CAMBRIDGE, MA 02139

# PRICING SET. NOT **FOR** CONSTRUCTION.

REV#	DATE	DESC	RIPTION
	DATE:		
	DATE.		
FEBR	JARY 10, 2	021	
,	SCALE:		
1	/4" = 1'-0"		
PRO	JECT NO	).:	DDG (SQT NODT)

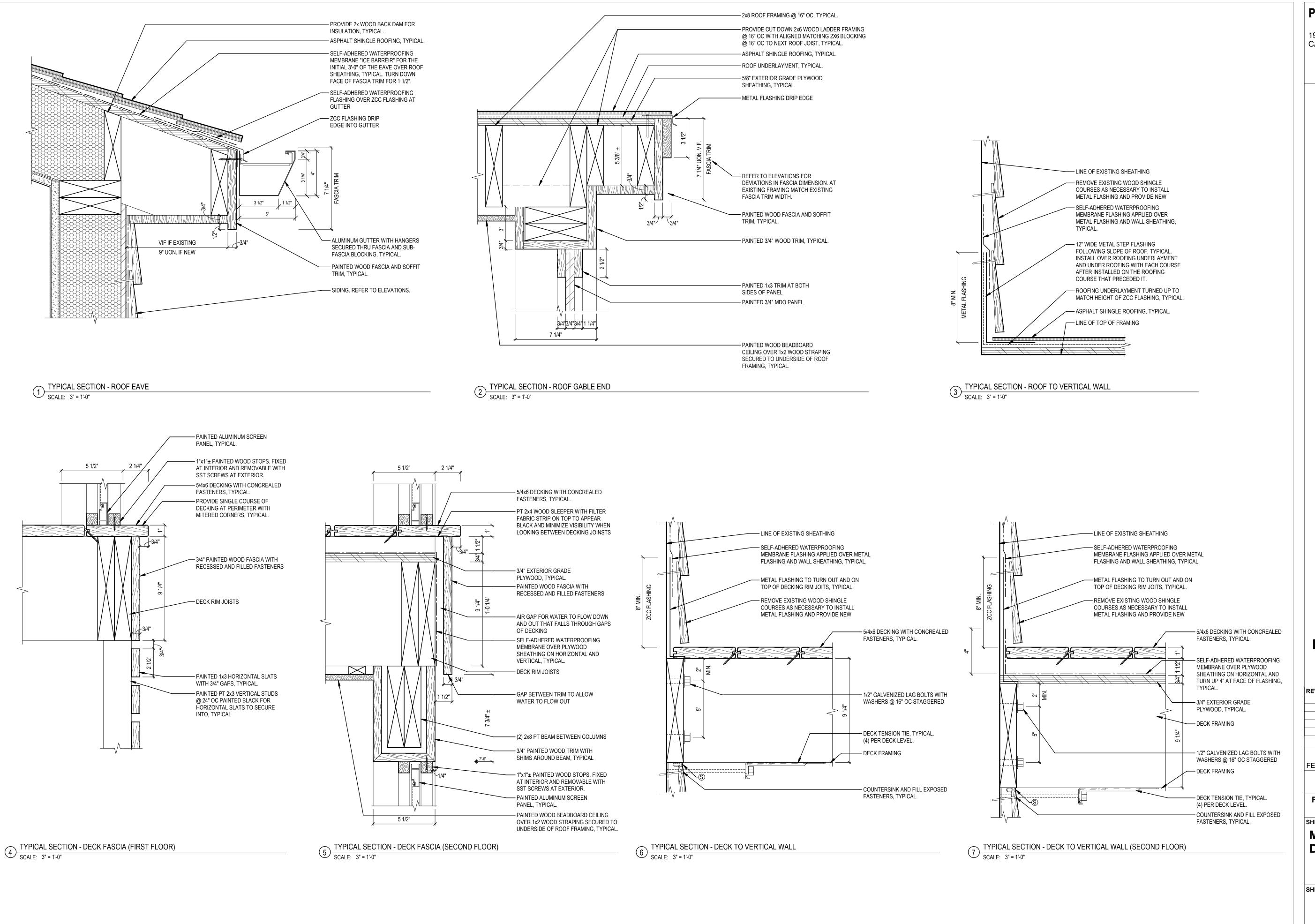
PROJECT NORTH

21-001 SHEET TITLE:

**EXTERIOR ELEVATIONS** 

SHEET NO.:

A4.0



192 HAMPSHIRE STREET CAMBRIDGE, MA 02139

# PRICING SET. NOT **FOR** CONSTRUCTION.

REV # DATE DESCRIPTION DATE: FEBRUARY 10, 2021 SCALE: 3" = 1'-0" PROJECT NORTH

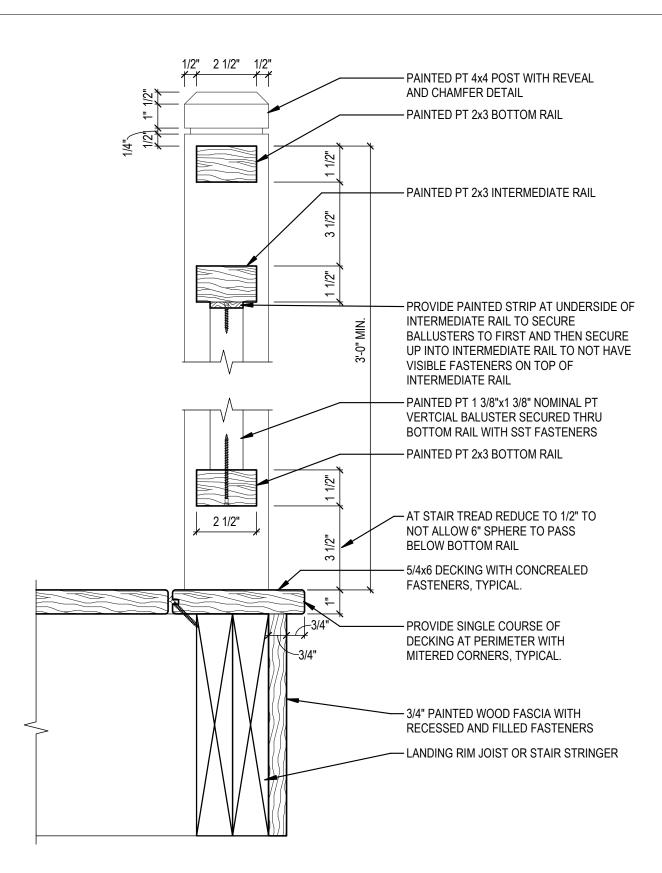
PROJECT NO.: 21-001

SHEET TITLE: **MISCELLANEOUS** 

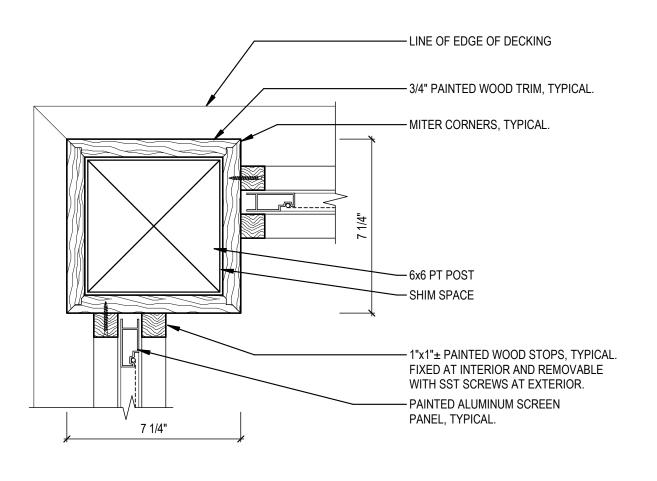
**DETAILS** 

SHEET NO.:

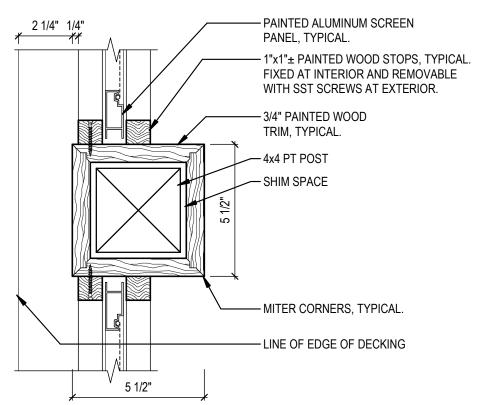
A6.0





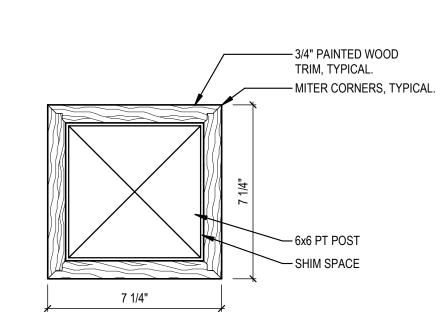






3 TYPICAL PLAN DETAIL - INTERMEDIATE POST WRAP

SCALE: 3" = 1'-0"



TYPICAL PLAN DETAIL - FREE-STANDING POST WRAP

SCALE: 3" = 1'-0"

192 HAMPSHIRE STREET CAMBRIDGE, MA 02139

# PRICING SET. NOT FOR CONSTRUCTION.

REV#	DATE	DESCRIPTION

DATE:
FEBRUARY 10, 2021
SCALE:

3" = 1'-0"

PROJECT NO.:

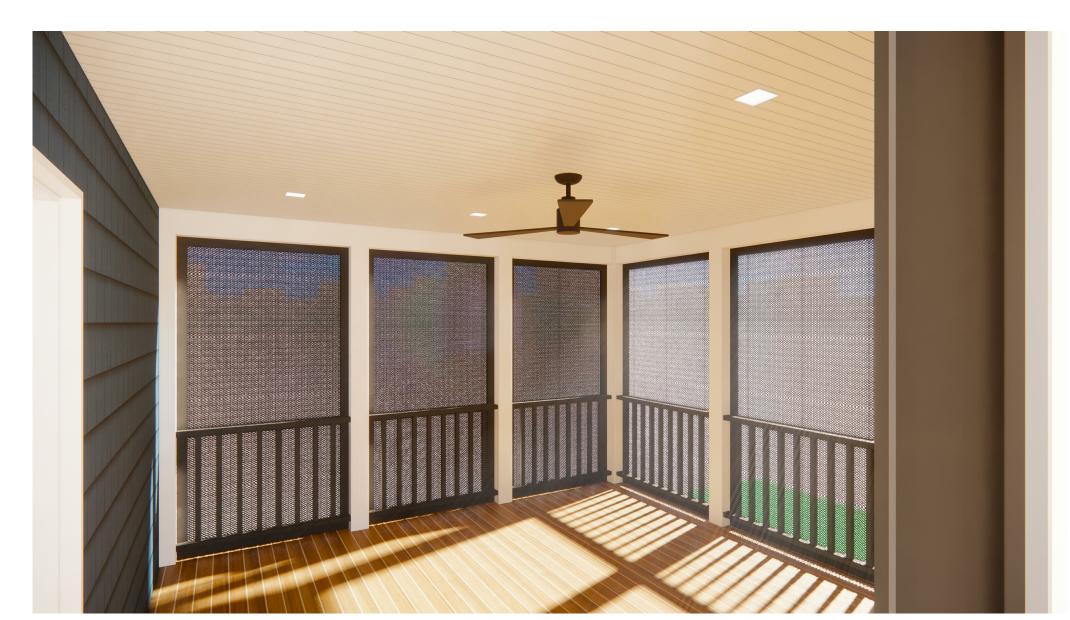
21-001 SHEET TITLE:

MISCELLANEOUS DETAILS

SHEET NO.:

**A6.1** 

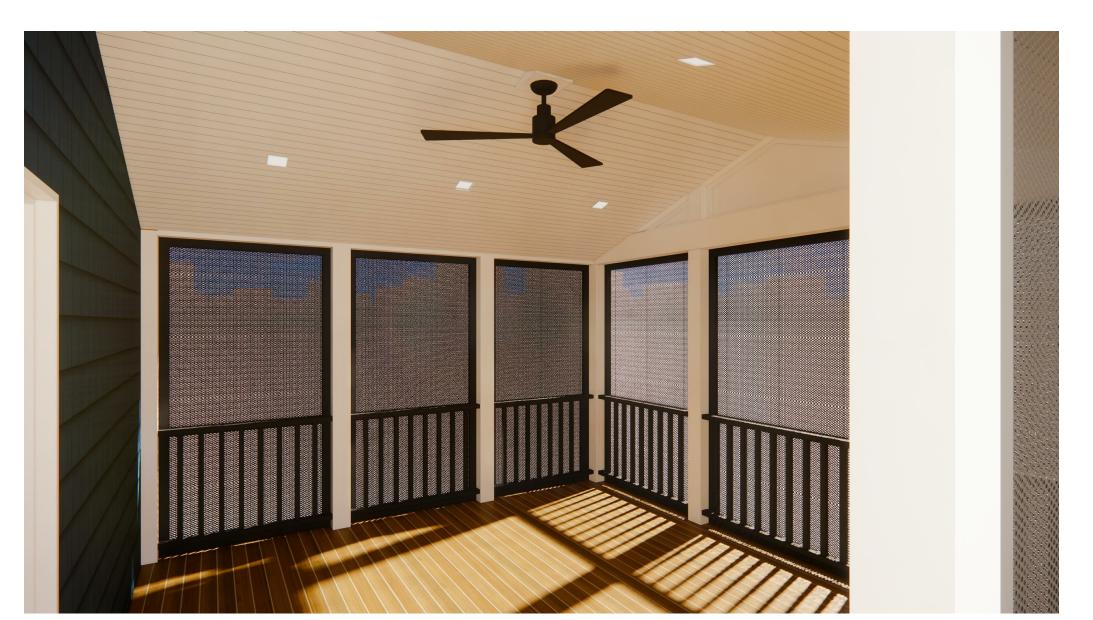
**EXTERIOR VIEW - SOUTHEAST** 



INTERIOR VIEW - FIRST FLOOR



**EXTERIOR VIEW - SOUTHWEST** 



INTERIOR VIEW - SECOND FLOOR

192 HAMPSHIRE STREET CAMBRIDGE, MA 02139

# PRICING SET. NOT FOR CONSTRUCTION.

REV#	DATE	DESCRIPTION		

**DATE:** FEBRUARY 10, 2021

SCALE:

**PROJECT NO.:** 21-001

SHEET TITLE:

3D RENDERINGS

SHEET NO.:

**A8.0** 





**REAR YARD - LOOKING SOUTHWEST** 



**REAR YARD - LOOKING SOUTHEAST** 



SIDE YARD - WEST



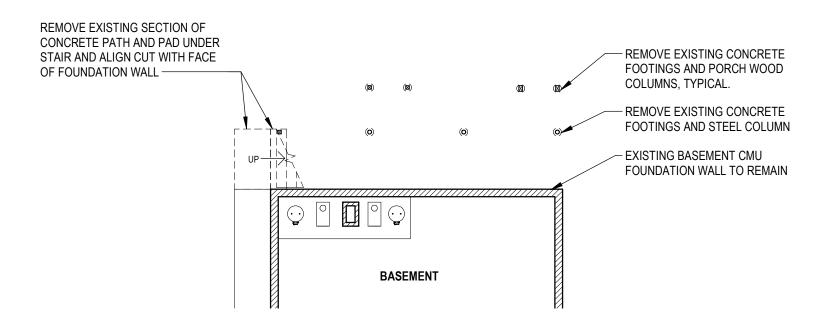
SIDE YARD - EAST

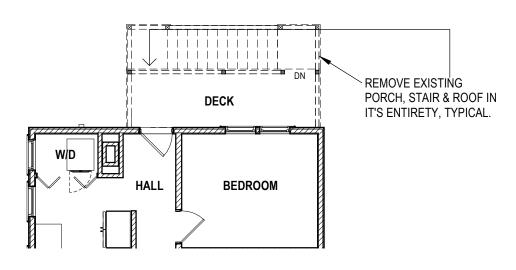


**REAR PORCHES - SOUTHEAST** 

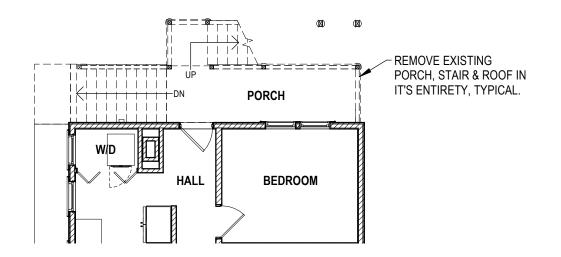


**REAR PORCHES - SOUTHWEST** 



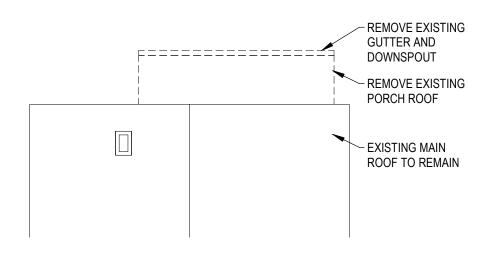


3 DEMOLITION SECOND FLOOR PLAN
1/8" = 1'-0"

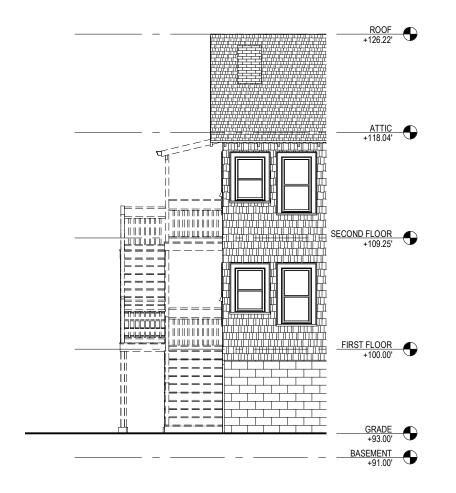


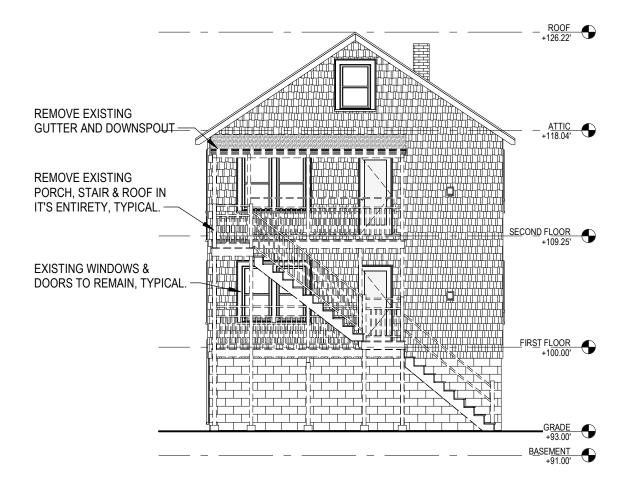
2 DEMOLITION FIRST FLOOR PLAN 1/8" = 1'-0"

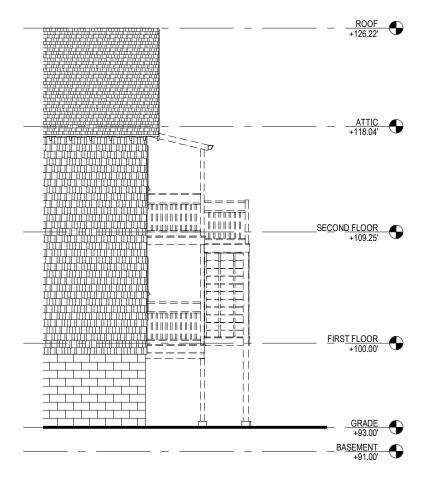
DEMOLITION BASEMENT PLAN
1/8" = 1'-0"



4 DEMOLITION ROOF PLAN
1/8" = 1'-0"

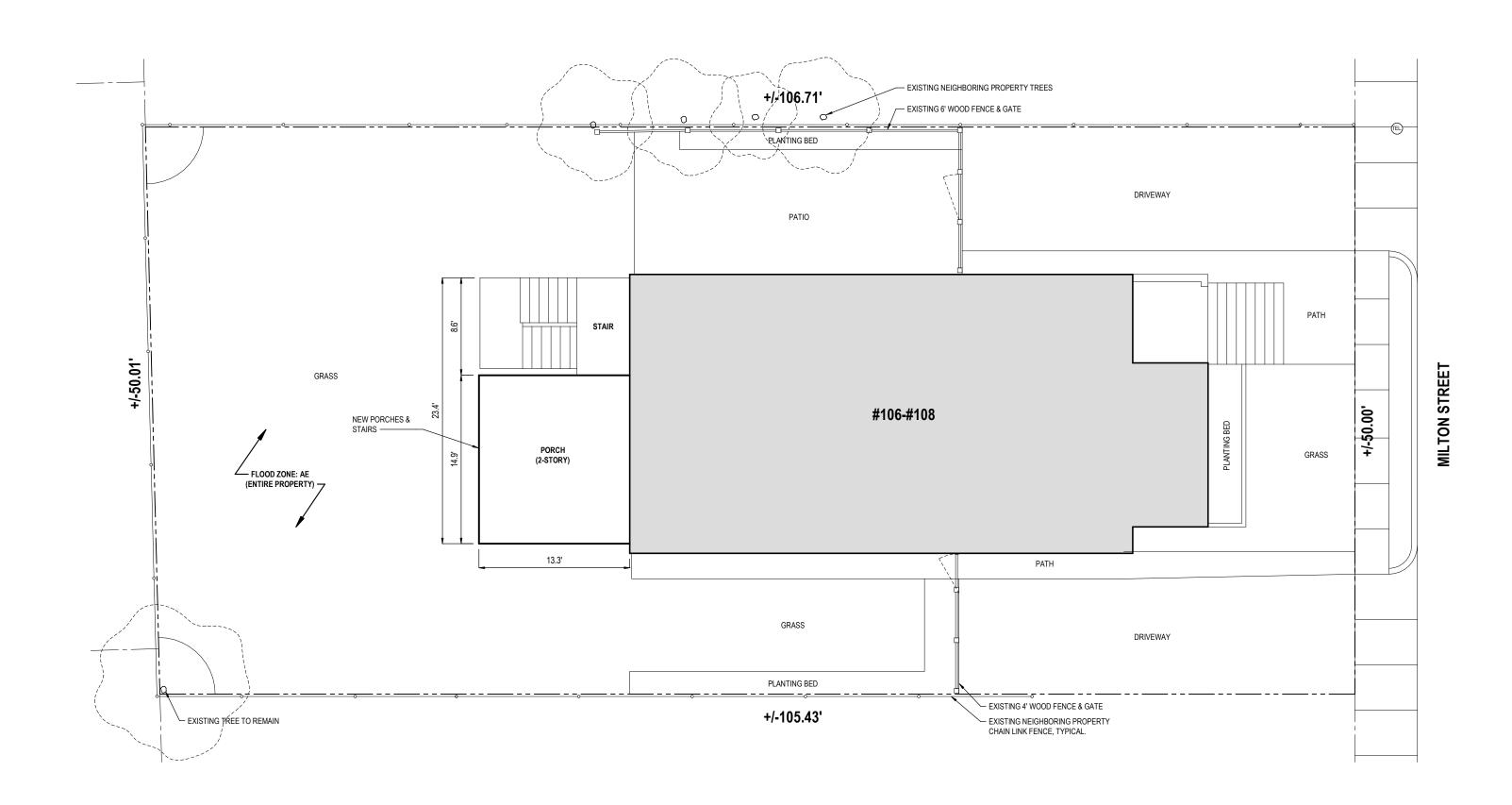


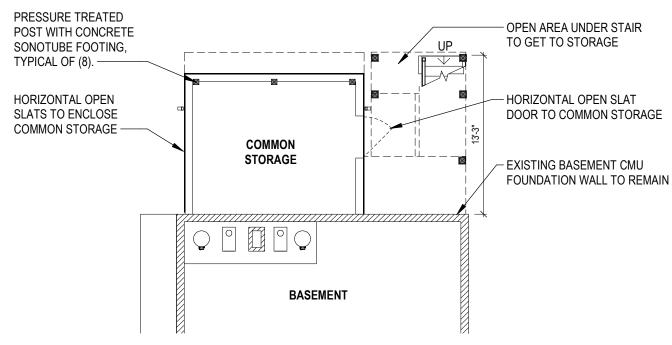


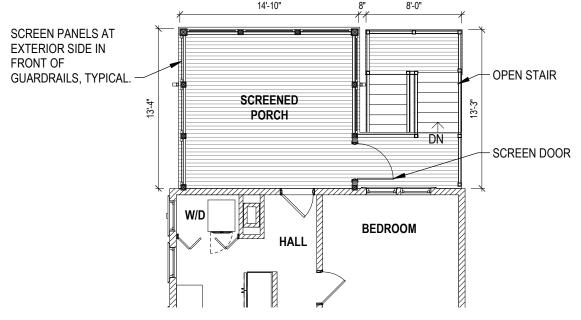






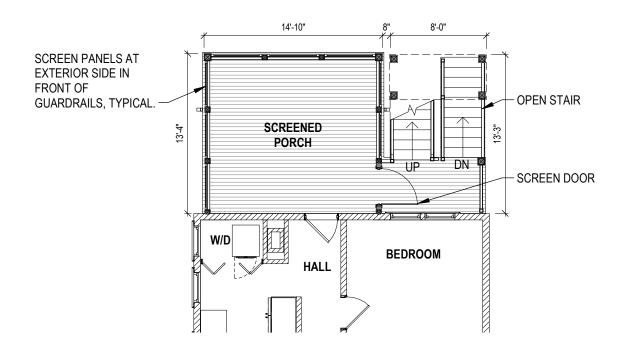


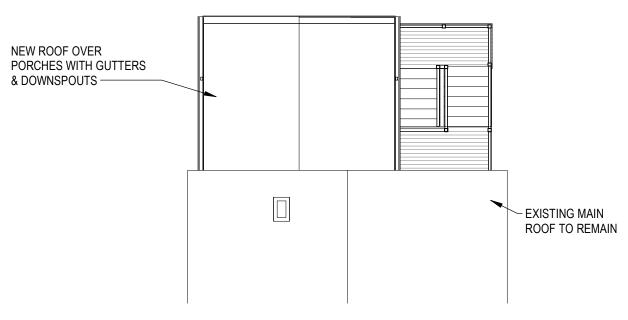




1 BASEMENT PLAN 1/8" = 1'-0"

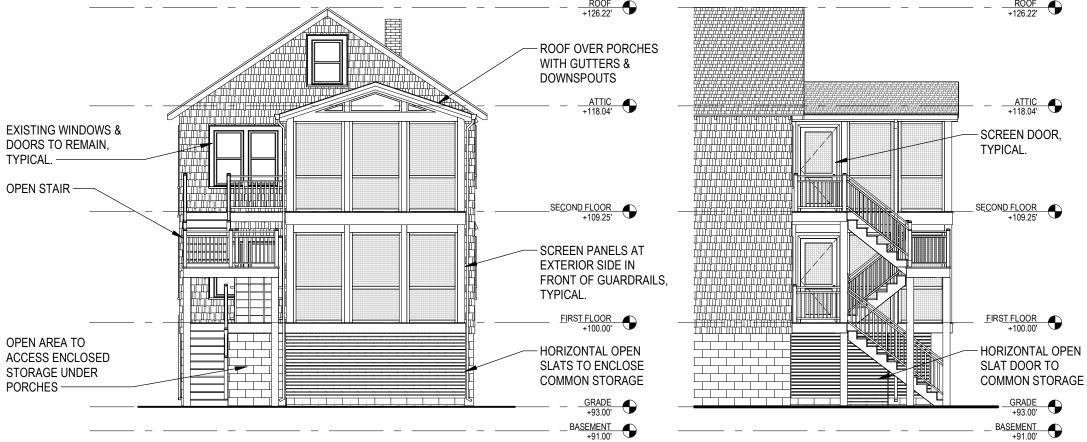
3 SECOND FLOOR PLAN 1/8" = 1'-0"





2 FIRST FLOOR PLAN 1/8" = 1'-0"  $4 \frac{\text{ROOF PLAN}}{1/8" = 1'-0"}$ 





1 EAST ELEVATION 1/8" = 1'-0"

2 SOUTH ELEVATION 1/8" = 1'-0" 3 WEST ELEVATION
1/8" = 1'-0"



PORCH - SOUTHWEST



PORCH - SOUTHEAST



#### Office of the Board of Assessors Robbins Memorial Town Hall Arlington, MA 02476 (781) 316-3050 Assessors@town.arlington.ma.us

#### **Abutters List**

January 11, 2022

Subject Property Address: 106 MILTON ST UNIT 106 Arlington, MA

**Subject Property ID:** 4.A-4-106

&

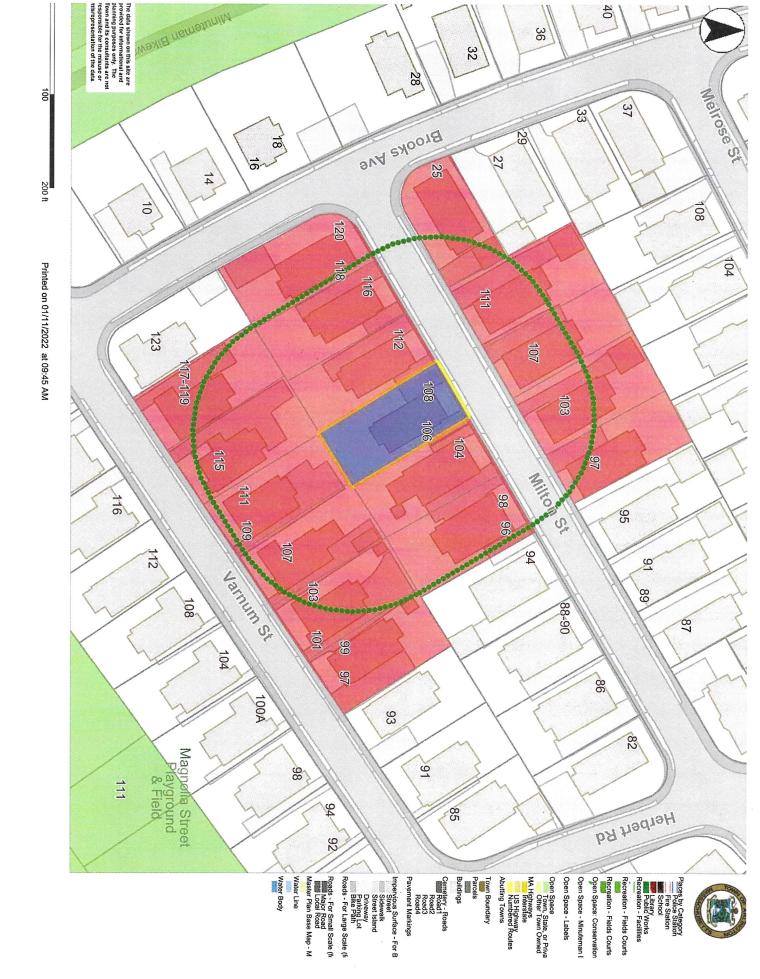
Subject Property Address: 108 MILTON ST UNIT 108 Arlington, MA

Subject Property ID: 4.A-4-108

**Search Distance:** 100 Feet - Conservation

The Office of the Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to the above listed parcels within 100 feet.

**Board of Assessors** 



**Abutters List** 

**Date:** January 11, 2022

Subject Property Address: 106 MILTON ST UNIT 106 Arlington, MA

Subject Property ID: 4.A-4-106

Subject Property Address: 108 MILTON ST UNIT 108 Arlington, MA

Subject Property ID: 4.A-4-108

Search Distance: 100 Feet

Prop ID: 4-3-17

Prop Location: 101-103 MILTON ST Arlington, MA

Owner: ADAMS JOHN M Co-Owner: KEANE SUSAN M

Mailing Address: 101 MILTON ST

ARLINGTON, MA 02474

Prop ID: 4-3-18

Prop Location: 105-107 MILTON ST Arlington, MA

Owner: HUANG KANG JIAN Co-Owner: ZHOU AIDONG

Mailing Address: 105 MILTON ST

ARLINGTON, MA 02474

Prop ID: 4-3-20

Prop Location: 23-25 BROOKS AVE Arlington, MA

Owner: COUTO EDWARD J

Co-Owner: Mailing Address: 25 BROOKS AVE ARLINGTON, MA 02474

Prop ID: 4-4-1

Prop Location: 118-120 MILTON ST Arlington, MA

Owner: MCAULIFFE KATHLEEN A Co-Owner: MCAULIFFE STEPHEN

Mailing Address: 118 MILTON STREET ARLINGTON, MA 02474

Prop ID: 4-4-14

Prop Location: 97-99 VARNUM ST Arlington, MA

Owner: VERENINI MATTHEW D & Co-Owner: FERREIRA KELLY M

Mailing Address: 99 VARNUM ST

ARLINGTON, MA 02474

Prop ID: 4-4-16

Prop Location: 105-107 VARNUM ST Arlington, MA

Owner: BIONDO SERAFINA Co-Owner: LIFE ESTATE

Mailing Address: 105 VARNUM ST ARLINGTON, MA 02474

Prop ID: 4-4-17

Prop Location: 109-111 VARNUM ST Arlington, MA

Owner: MPARKRE LLC

Co-Owner:

Mailing Address: 11 GRANTON PK ARLINGTON, MA 02474 Prop ID: 4-4-18

Prop Location: 113-115 VARNUM ST Arlington, MA

Owner: HASAN NOORUL Co-Owner: HASAN DIANA M

Mailing Address: 113 VARNUM ST

ARLINGTON, MA 02474

Prop ID: 4-4-2

Prop Location: 114-116 MILTON ST Arlington, MA

Owner: SPEROS ELAINE Co-Owner: SPEROS PETER

Mailing Address: 53 OAKLEY RD BELMONT, MA 02478

Prop ID: 4-4-3

Prop Location: 110-112 MILTON ST Arlington, MA

Owner: SAVVIDIS JOHN/ALANA

Co-Owner: Mailing Address: 110 MILTON STREET ARLINGTON, MA 02474

Prop ID: 4-4-5

Prop Location: 102-104 MILTON ST Arlington, MA

Owner: MILTON STREET HOLDINGS LLC

Co-Owner: Mailing Address:

377 SOMERVILLE AVENUE SOMERVILLE, MA 02143

Prop ID: 4.A-3-1

Prop Location: 109-111 MILTON ST UNIT 1 Arlington, MA

Owner: ZHU HONGXIN Co-Owner: CHEN XUEJUN

Mailing Address: 4 GARDNER ST

ARLINGTON, MA 02474

Prop ID: 4.A-3-16.B

Prop Location: 97-99 MILTON ST UNIT 1 Arlington, MA

Owner: WELLS ERIN L Co-Owner: FOSTER MARK L

Mailing Address: 99 MILTON ST

ARLINGTON, MA 02474

Prop ID: 4.A-3-16.C

Prop Location: 97-99 MILTON ST UNIT 2 Arlington, MA

35 of 103

Owner: VAN DYCK CLAIRE & BRANDON

Co-Owner:

Mailing Address: 97 MILTON ST

\_TON ST

ARLINGTON, MA 02474

Prop ID: 4.A-3-2

Prop Location: 109-111 MILTON ST UNIT 2 Arlington, MA

Owner: KOVACS JASON R Co-Owner: ZANGARI AMANDA M

Mailing Address:

109 MILTON ST UNIT 2 ARLINGTON, MA 02474

Prop ID: 4.A-4-101

Prop Location: 101 VARNUM ST UNIT 101 Arlington, MA

Owner: SUAREZ ELIZABETH GONZALEZ

Co-Owner: MATHEUS JESUS I

Mailing Address: 101 VARNUM ST

ARLINGTON, MA 02474

Prop ID: 4.A-4-103

Prop Location: 103 VARNUM ST UNIT 103 Arlington, MA

Owner: DAVIES GERAINT H.M. Co-Owner: GRENIER MELISSA C

Mailing Address: 103 VARNUM ST

ARLINGTON, MA 02474

Prop ID: 4.A-4-106

Prop Location: 106 MILTON ST UNIT 106 Arlington, MA

Owner: STOKLOSA JOSEPH B & HANNI M

Co-Owner: Mailing Address: 106 MILTON STREET ARLINGTON, MA 02474

Prop ID: 4.A-4-108

Prop Location: 108 MILTON ST UNIT 108 Arlington, MA

**Owner: DIMAGGIO MICHAEL** 

Co-Owner: DIMAGGIO ANNETTE VALDEZ

Mailing Address: 108 MILTON STREET ARLINGTON, MA 02474

Prop ID: 4.A-4-117

Prop Location: 117-119 VARNUM ST UNIT 117 Arlington,

Ö....

**Owner: TASSONE CHRISTOPHER RALPH** 

Co-Owner: Mailing Address: 117 VARNUM ST

ARLINGTON, MA 02474

Prop ID: 4.A-4-119

Prop Location: 117-119 VARNUM ST UNIT 119 Arlington,

MΑ

Owner: BIRD RICHARD CRANSON JR

Co-Owner: Mailing Address: 168 PINE ST

MEDFIELD, MA 02052

Prop ID: 4.A-4-96

Prop Location: 96 MILTON ST UNIT 96 Arlington, MA

Owner: COHEN AVI & LANA

Co-Owner:

Mailing Address: 96 MILTON ST

ARLINGTON, MA 02474

Prop ID: 4.A-4-98

Prop Location: 98 MILTON ST UNIT 98 Arlington, MA

Owner: PETERSSON LANA Co-Owner: COHEN AVI

Mailing Address:

98 MILTON ST UNIT 98 ARLINGTON, MA 02474

36 of 103

#### **Abutter Notification**

## Notification to Abutters Under the Massachusetts Wetlands Protection Act And Arlington Wetlands Protection Bylaw

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the Arlington Wetlands Protection Bylaw, you are hereby notified of the following:

The Conservation Commission will hold a virtual public meeting using Zoom, on <u>17th, February, 2022</u>, at <u>7:30PM</u> in accordance with the provisions of the Mass. Wetlands Protection Act (M.G.L. Ch. 131, s. 40, as amended), the Town of Arlington Bylaws Article 8, Bylaw for Wetland Protection, and in accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, for a Request for Determination of Applicability from <u>Michael DiMaggio</u>, for <u>the removal of existing rear porches & stair and replacement with new porches & stair</u> at <u>106-108 Milton Street, Arlington, MA 02474</u>, within <u>a floodplain</u>, on Assessor's Property Map/s # <u>004.A</u>, Lot/s # <u>004.A-0004-018.0</u>. Please refer to the Commission's online meeting agenda for specific Zoom meeting access information.

A copy of the application and accompanying plans are available by request by contacting the Arlington Conservation Agent at 781-316-3012 or dmorgan@town.arlington.ma.us. For more information call the applicant at <u>401-932-7556</u> or the Arlington Conservation Commission at 781-316-3012, or the DEP Northeast Regional Office at 978-694-3200.

NOTE: Notice of the Public Hearing will be published at least five (5) business days in advance in *The Arlington Advocate* and will also be posted at least 48 hours in advance in the Arlington Town Hall.

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

The meeting information for your hearing is:

Date: Thursday February 17, 2022

Time: 7:30PM



#### **TOWN OF ARLINGTON**

730 Massachusetts Ave. Arlington, MA 02476 781-316-3012

#### ARLINGTON CONSERVATION COMMISSION

### **Legal Notice Charge Authorization**

DATE:	January 23, 2022	
TO:	legals@wickedlocal.com	
Arlington Ac	dvocate newspaper <u>at leas</u>	rs to bill me directly for the legal notice to be published in the (5) business days in advance of February 17, 2022 for a ation Commission to review a project at the following location 02474
Thank you. Signed:	M. DiMaggio	
108 Milt	DiMaggio on Street	(Address)
Arlingto	n, MA 02474	(Phone)

### **Affidavit of Service**

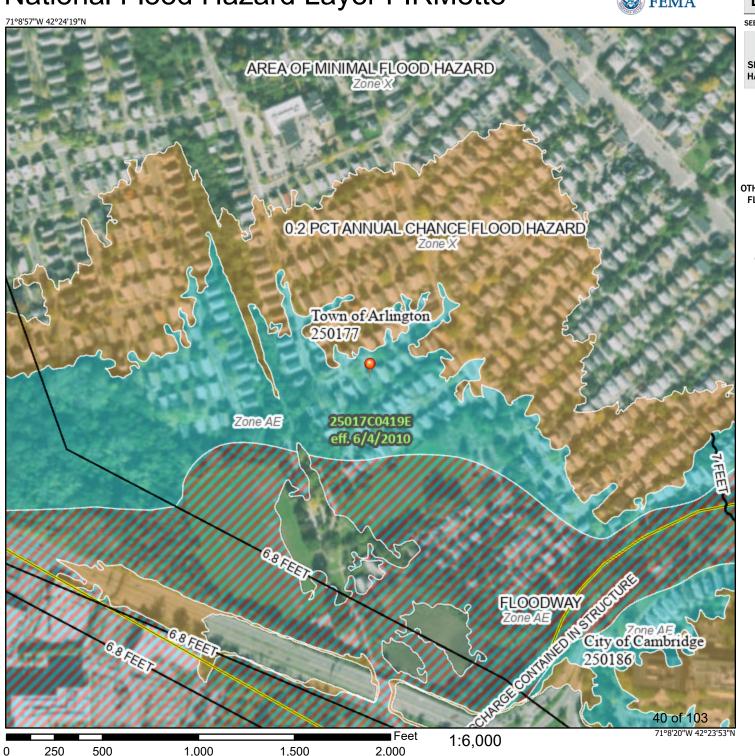
(Please return to Conservation Commission)

I, Michael DiMaggio, being duly sworn, do hereby state as follows: on January 25 <sup>th</sup> , 2022, I mailed a "Notification to Abutters" in compliance with the second paragraph of Massachusetts General
Laws, Chapter 131, s.40, the DEP Guide to Abutter Notification dated April 8, 1994, and the Arlington
Wetlands Protection Bylaw, Title V, Article 8 of the Town of Arlington Bylaws in connection with the
following matter:
The RDA Application for 106-108 Milton Street, Arlington, MA 02474 for the removal of existing rear porches & stair and replacement with new porches & stair.
The form of the notification, and a list of the abutters to whom it was provided and their addresses, are attached to this Affidavit of Service.
Signed under the pains and penalties of perjury, this <u>25th</u> day of <u>January 2022</u> .
M. DiMaggio
Name

## National Flood Hazard Layer FIRMette

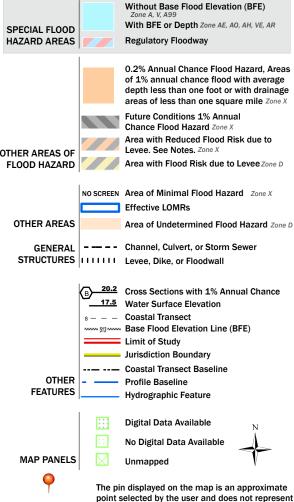


Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020



#### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

an authoritative property location.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/28/2021 at 6:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map

106-108 Milton Street RDA Application FEMA Floodplain Map



**USGS Store** 

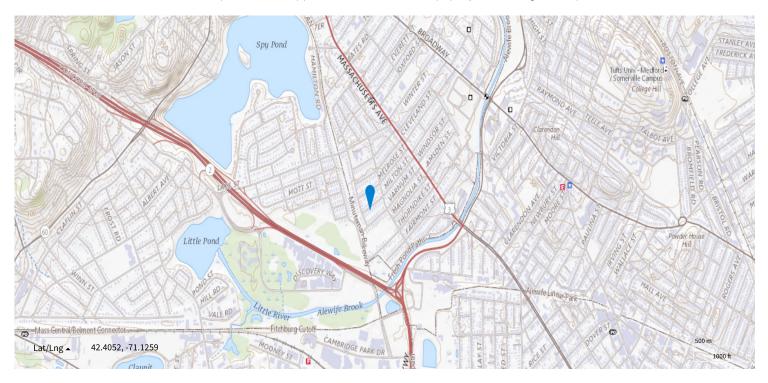


## **Map Locator**

108 Milton Street, Arlington, Massachusetts, 02474

Clear

To use the map locator to find map products use the search bar or drop a pin by double clicking on the map view.



Map location pins dropped or searched for by address/place provide products within a 15 mile radius of specified location.

If you have any questions or issues please click here (mailto:usgsstore@usgs.gov?subject=Map-locator%20Question) to email usgsstore@usgs.gov (mailto:usgsstore.usgs.gov?subject=Map-locator%20Question).

## Jump to Popular Areas

**GREAT SMOKY MOUNTAINS** 







#### **Town of Arlington, Massachusetts**

Notice of Intent: Spy Pond Playground

Summary:

Documents: Spy Pond Playground Notice of Intent

This public hearing will consider a Notice of Intent for improvements to Spy Pond Playground and the ramp to Spy Pond at North Beach, both located at 0 Pond Lane. Work is proposed to be conducted within the Adjacent Upland Resource Area and 100-foot buffer zone to Inland Bank and Bordering Vegetated Wetland. The improvements include replacing play equipment, replacing safety surfacing, replacing perimeter fence, and the addition of a new playground entrance. The scope also includes replacing the pathway material used at North Beach ramp.

#### ATTACHMENTS:

Type File Name Description

Reference Material Spy\_Pond\_Playground\_Notice\_of\_Intent.pdf Spy Pond Playground Notice of Intent

## Notice of Intent:

## SPY POND PLAYGROUND & NORTH BEACH RAMP

Arlington, Massachusetts

February 01, 2022

SUBJECT PROPERTY:

Town of Arlington, Spy Pond Playground Arlington, MA

OWNER:

Town of Arlington Attn: Joe Connelly, Director of Recreation Contact: JConnelly@town.arlington.ma.us



#### SUBMITTED TO:

Town of Arlington Conservation Commission & Massachusetts Department of Environmental Protection

#### PREPARED BY:

Town of Arlington Kyle Zick Landscape Architecture, Inc.





February 1, 2022 Arlington Conservation Commission 730 Mass Ave. Annex Arlington, MA 02476

Re: Spy Pond Playground & North Beach Ramp Notice of Intent Arlington, MA

Dear Members of the Conservation Commission:

On behalf of the Town of Arlington ("Applicant"), Kyle Zick Landscape Architecture (KZLA) have prepared this Notice of Intent ("NOI") application for work within regulated resource areas and buffer zone associated with Spy Pond Playground and North Beach Ramp Improvements in Arlington, Massachusetts.

This NOI is being submitted pursuant to the Massachusetts Wetlands Protection Act ("WPA") (M.G.L. Ch. 31 s. 40) and its implementing regulations at 310 CMR 10.00, the Arlington Wetlands Protection Bylaw ("Arlington Bylaw"). The Project consists of improvements to the existing playground and the existing Pond ramp.

The Project will require work on Inland Bank, and the 100-foot buffer zone to Inland Bank, as regulated under the WPA and the Bylaws. Work being proposed in the buffer zone is within a previously developed, recreational area and is intended to improve recreational access to the public.

Improvements to the North Beach Ramp have previously been reviewed during The Conservation Commissions' Spy Pond CPA project was initiated in 2016.

Notification has been made on this date to abutters. A copy of the abutter notification form is provided in attached Appendices. As a municipal project, the work is exempt from State and Local filing fees.

## Notice of Intent Attachment List

List of all plans and supporting documents submitted with this Notice of Intent

### Identifying Number / Letter

A (Attachment A) Narrative

B (Attachment B) USGS Map

C (Attachment C) FEMA/FIRM Map

D (Attachment D) Abutters Information

E (Attachment E) Site Photos

F (Attachment F) 2018 Letter from Massachusetts

Division of Fisheries & Wildlife

G (Attachment G) Plans & Details



## WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number
Arlington
City/Town

#### Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.





Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

### A. General Information

0 Pond Lane	Arlington	02474
a. Street Address	b. City/Town 42.411172 N	c. Zip Code 71.150520 W
Latitude and Longitude:	d. Latitude	e. Longitude
Map 9 Block 3	Lot 1	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	
Applicant:		
Joseph	Connelly	
a. First Name Town of Arlington Parks & Red	b. Last Name creation Commission	
c. Organization 422 Summer Street		
d. Street Address	Massachusotts	02476
Arlington e. City/Town	Massachusetts  f. State	<u>02476</u> g. Zip Code
781-316-3880	JConnelly@town.arli	• .
h. Phone Number i. Fax Number	j. Email Address	rigion.ma.us
a. First Name	b. Last Name	
c. Organization	b. Last Name	
	b. Last Name	
c. Organization	b. Last Name	g. Zip Code
c. Organization d. Street Address		g. Zip Code
c. Organization  d. Street Address  e. City/Town	f. State	g. Zip Code
c. Organization  d. Street Address  e. City/Town  h. Phone Number  i. Fax Number	f. State	g. Zip Code
c. Organization  d. Street Address  e. City/Town  h. Phone Number  Representative (if any):	f. State  j. Email address  Zick b. Last Name	g. Zip Code
c. Organization  d. Street Address  e. City/Town  h. Phone Number  Representative (if any):  Kyle  a. First Name  Kyle Zick Landscape Architect c. Company  36 Bromfield Street Suite 202	f. State  j. Email address  Zick b. Last Name	g. Zip Code
c. Organization  d. Street Address  e. City/Town  h. Phone Number  Representative (if any):  Kyle  a. First Name  Kyle Zick Landscape Architect c. Company  36 Bromfield Street Suite 202  d. Street Address	f. State  j. Email address  Zick  b. Last Name ture, Inc.	
c. Organization  d. Street Address  e. City/Town  h. Phone Number  Representative (if any):  Kyle  a. First Name  Kyle Zick Landscape Architect c. Company  36 Bromfield Street Suite 202  d. Street Address  Boston	f. State  j. Email address  Zick  b. Last Name ture, Inc.  Massachusetts	02108
c. Organization  d. Street Address  e. City/Town  h. Phone Number  Representative (if any):  Kyle  a. First Name  Kyle Zick Landscape Architect c. Company  36 Bromfield Street Suite 202  d. Street Address  Boston  e. City/Town	f. State  j. Email address  Zick  b. Last Name ture, Inc.  Massachusetts f. State	
c. Organization  d. Street Address  e. City/Town  h. Phone Number  Representative (if any):  Kyle  a. First Name  Kyle Zick Landscape Architect c. Company  36 Bromfield Street Suite 202  d. Street Address  Boston	f. State  j. Email address  Zick  b. Last Name ture, Inc.  Massachusetts	02108
c. Organization  d. Street Address  e. City/Town  h. Phone Number  Representative (if any):  Kyle  a. First Name  Kyle Zick Landscape Architect c. Company  36 Bromfield Street Suite 202  d. Street Address  Boston  e. City/Town  617-451-1018  h. Phone Number  i. Fax Number	f. State  j. Email address  Zick b. Last Name ture, Inc.  Massachusetts f. State kzick@kylezick.com j. Email address	02108
c. Organization  d. Street Address  e. City/Town  h. Phone Number  Representative (if any):  Kyle  a. First Name  Kyle Zick Landscape Architect c. Company  36 Bromfield Street Suite 202  d. Street Address  Boston  e. City/Town  617-451-1018	f. State  j. Email address  Zick b. Last Name ture, Inc.  Massachusetts f. State kzick@kylezick.com j. Email address	02108 g. Zip Code



## WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:		
-	MassDEP File Number	
-	Document Transaction Number	
	Arlington	

City/Town

### A. General Information (continued)

6. General Project Description:

The Arlington Parks and Recreation Commission proposes the Improvements to Spy Pond Playground, which includes replacing existing play equipment, new wood fiber and poured-in-place rubber safety surfacing, replacing existing fencing, adding new entrance, and improving existing ramp intended for pond access with porous paving.

	V - "				
R	Buffer Zone & Resource Area Impa				
	a. County 5432 c. Book	b. Certificate # (if registered land) 478 d. Page Number			
	Middlesex County	N/A			
8.	Property recorded at the Registry of Deeds for:				
	CMR10.24(8), 310 CMR 10.53(4)), complete and a Project Checklist and Signed Certification.				
	Limited Project Type  If the proposed activity is eligible to be treated as a	n Ecological Restoration Limited Project (310			
7b.	7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?  1. — Yes X No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)				
	9. X Other				
	7 Agriculture (e.g., cranberries, forestry)	8 Transportation			
	5 Utilities	6 Coastal engineering Structure			
	3 Commercial/Industrial	4 Dock/Pier			
	1 Single Family Home	2. Residential Subdivision			
7a.	a. Project Type Checklist: (Limited Project Types see Section A. 7b.)				
uo	cess with porous paving.				

- 1. X Buffer Zone Only Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

### **Massachusetts Department of Environmental Protection** Bureau of Resource Protection - Wetlands

## WPA Form 3 – Notice of Intent

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Provided by MassDEP:

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## B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Resour	ce Area	Size of Proposed Alteration	Proposed Replacement (if any)
а. 🕳	Bank	1. linear feet	2. linear feet
b. <b>_</b>	Bordering Vegetated Wetland	1. square feet	2. square feet
c Land Under Waterbodies and		1. square feet	2. square feet
	Waterways	3. cubic yards dredged	_
Resour	ce Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. 🕳	Bordering Land		
	Subject to Flooding	1. square feet	2. square feet
		3. cubic feet of flood storage lost	4. cubic feet replaced
e. 🕳	Isolated Land Subject to Flooding	1. square feet	_
		2. cubic feet of flood storage lost	3. cubic feet replaced
f	Riverfront Area	1. Name of Waterway (if available) - s	pecify coastal or inland
2.	Width of Riverfront Area	(check one):	
	_ 25 ft Designated D	Densely Developed Areas only	
	100 ft New agricul	tural projects only	
	_ 200 ft All other pro	pjects	
3.	Total area of Riverfront Ar	ea on the site of the proposed pro	ject: square feet
4.	Proposed alteration of the	Riverfront Area:	
a. t	total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft
	•	sis been done and is it attached to	
5.	i ias an ancinalives analys	ois been done and is it attached to	
6. '	Was the lot where the acti	vity is proposed created prior to A	ugust 1, 1996? X Yes _ No
Coa	astal Resource Areas: (Se	ee 310 CMR 10.25-10.35)	

Note: for coastal riverfront areas, please complete Section B.2.f. above.



## WPA Form 3 - Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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## B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users: Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

Resource Area		Size of Proposed Alteration	Proposed Replacement (if any)	
а. 🕳	Designated Port Areas	Indicate size under Land Under the Ocean, below		
b. <b>_</b>	Land Under the Ocean	1. square feet	-	
		2. cubic yards dredged	-	
с. 🕳	Barrier Beach	Indicate size under Coastal Bea	aches and/or Coastal Dunes below	
d. 🕳	Coastal Beaches	1. square feet	2. cubic yards beach nourishment	
e. 🕳	Coastal Dunes	1. square feet	cubic yards dune nourishment	
		Size of Proposed Alteration	Proposed Replacement (if any)	
f	Coastal Banks	1. linear feet	-	
g. <b>—</b>	Rocky Intertidal Shores	1. square feet	-	
h. <u> </u>	Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation	
i. <u> </u>	Land Under Salt Ponds	1. square feet	-	
		2. cubic yards dredged	-	
j. <b>—</b>	Land Containing Shellfish	1. square feet	-	
k. <u> </u>	Fish Runs		nks, inland Bank, Land Under the ler Waterbodies and Waterways,	
		1. cubic yards dredged	-	
l. <u>—</u>	Land Subject to Coastal Storm Flowage	1. square feet	-	
Restoration/Enhancement If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.				
a. square	e feet of BVW	b. square feet of	Salt Marsh	
_ Pro	oject Involves Stream Cros	sings		
a. numbe	er of new stream crossings	b. number of rep	lacement stream crossings	

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4.

5.



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## C. Other Applicable Standards and Requirements

This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

#### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

 Is any portion of the proposed project located in Estimated Habitat of Rare Wildlife as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the Massachusetts Natural Heritage Atlas or go to http://maps.massgis.state.ma.us/PRI\_EST\_HAB/viewer.htm.

a. X Yes No

If yes, include proof of mailing or hand delivery of NOI to:

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

\*See Appendix F

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).

- c. Submit Supplemental Information for Endangered Species Review\*
  - Percentage/acreage of property to be altered:

(a) within wetland Resource Area  $\frac{\text{n/a}}{\text{percentage/acreage}}$ (b) outside Resource Area  $\frac{\text{n/a}}{\text{percentage/acreage}}$ 

- 2. Assessor's Map or right-of-way plan of site
- 2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
  - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
  - (b) \_ Photographs representative of the site

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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<sup>\*</sup> Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <a href="https://www.mass.gov/maendangered-species-act-mesa-regulatory-review">https://www.mass.gov/maendangered-species-act-mesa-regulatory-review</a>).

<sup>\*\*</sup> MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even its year plans are not required as part of the Notice of Intent process.



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## C. Other Applicable Standards and Requirements (cont'd)

	(c) MESA filing fee (fee information available at <a href="https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review">https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review</a> ).  Make check payable to "Commonwealth of Massachusetts - NHESP" and <i>mail to NHESP</i> at above address				
	Projects altering 10 or more acres of land, also submit:				
	(d) <u> </u>	Vegetation cover type map of site			
	(e) <u> </u>	Project plans showing Priority & Estima	ted Habitat boundaries		
	(f) OR	Check One of the Following			
	1	https://www.mass.gov/service-details/ex	MESA exemption applies. (See 321 CMR 10.14, xemptions-from-review-for-projectsactivities-in-nt to NHESP if the project is within estimated 110.59.)		
	2. 🕳	Separate MESA review ongoing.	a. NHESP Tracking # b. Date submitted to NHESP		
	3. 🕳	Separate MESA review completed. Include copy of NHESP "no Take" deter Permit with approved plan.	rmination or valid Conservation & Management		
		projects only, is any portion of the propo fish run?	sed project located below the mean high water		
a. 2	Not a	pplicable – project is in inland resource a	area only b Yes _ No		
If y	es, inclu	de proof of mailing, hand delivery, or ele	ctronic delivery of NOI to either:		
	ıth Shore Cape & I	- Cohasset to Rhode Island border, and slands:	North Shore - Hull to New Hampshire border:		
Division of Marine Fisheries - Southeast Marine Fisheries Station Attn: Environmental Reviewer 836 South Rodney French Blvd. New Bedford, MA 02744 Email: dmf.envreview-south@mass.gov  Division of Marine Fisheries - North Shore Office Attn: Environmental Reviewer 30 Emerson Avenue Gloucester, MA 01930 Email: dmf.envreview-north@mass.gov					
Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.					
C. <b>_</b>	₌ ls t	his an aquaculture project?	d Yes _ No		
If v	es inclu	de a conv of the Division of Marine Fishe	eries Certification Letter (M.G.L. c. 130, § 57)		

3.



## WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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## C. Other Applicable Standards and Requirements (cont'd)

4.	Is any portion of	of the proposed	project within a	n Area of Critical	Environmental	Concern	(ACEC)?	?
----	-------------------	-----------------	------------------	--------------------	---------------	---------	---------	---

Online Users:
Include your
document
transaction
number
(provided on your
receipt page)
with all
supplementary
information you
submit to the

Department.

a. — Yes X No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC

- (provided on your 5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water receipt page) (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
  - a.  $\_$  Yes  $\stackrel{X}{\underline{\times}}$  No
  - 6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
    - a. \_\_ Yes X No
  - 7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
    - a. \_ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
      - 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
      - 2. \_ A portion of the site constitutes redevelopment
      - 3. Proprietary BMPs are included in the Stormwater Management System.
    - b.  $\underline{X}$  No. Check why the project is exempt: All ground plan surfaces are permeable.
      - 1. Single-family house
      - 2. Emergency road repair
      - 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

#### D. Additional Information

This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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## D. Additional Information (cont'd)

3. <b></b>	Identify the method for BVW and other resource Field Data Form(s), Determination of Application and attach documentation of the method.  List the titles and dates for all plans and other	ability, Order of Resource lology.	Area Delineation, etc.)
S	Spy Pond Playground		
a. Pl	lan Title		
	(yle Zick Landscape Architecture, Inc.		
	repared By	c. Signed and Stamped by	
0	02/01/2022	1"=10'-0"	
d. Fi	inal Revision Date	e. Scale	
f. Ad	dditional Plan or Document Title		g. Date
5. 🕳	If there is more than one property owner, ple listed on this form.	ease attach a list of these	property owners not
6. 🕳	Attach proof of mailing for Natural Heritage a	and Endangered Species	Program, if needed.
7. 🕳	Attach proof of mailing for Massachusetts Di	ivision of Marine Fisheries	s, if needed.
8. 🕳	Attach NOI Wetland Fee Transmittal Form		
9. 🕳	Attach Stormwater Report, if needed.		
Fees			
1. <u>X</u>	Fee Exempt: No filing fee shall be assessed of the Commonwealth, federally recognized authority, or the Massachusetts Bay Transpo	Indian tribe housing author	own, county, or district prity, municipal housing
	nts must submit the following information (in ansmittal Form) to confirm fee payment:	addition to pages 1 and 2	of the NOI Wetland
2. Munici	pal Check Number	3. Check date	

5. Check date

7. Payor name on check: Last Name

E.

4. State Check Number

6. Payor name on check: First Name



### WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Prov	i	d€	d	b	٧	M	as	S	D	Ε	Р	:
					ំ							

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### F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

Inexpr. ( and	9/1/2022
1. Signature of Applicant	2. Date
3. Signature of Property Owner (if different)	4. Date 02/01/2022
5. Signature of Representative (if any)	6. Date

#### For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

#### For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

#### Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



## Bureau of Resource Protection - Wetlands

### **NOI Wetland Fee Transmittal Form**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Massachusetts Department of Environmental Protection

#### Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.





. Applicant Info	ormation			
Location of Project:				
a. Street Address		b. City/Town		
c. Check number		d. Fee amount		
Applicant Mailing Ad	ddress:			
a. First Name		b. Last Name		
c. Organization				
d. Mailing Address				
e. City/Town		f. State	g. Zip Code	
h. Phone Number	i. Fax Number	j. Email Address		
Property Owner (if o	different):			
a. First Name		b. Last Name		
c. Organization				
d. Mailing Address				
e. City/Town		f. State	g. Zip Code	
h. Phone Number	i. Fax Number	j. Email Address		

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

#### B. Fees

Fee should be calculated using the following process & worksheet. *Please see Instructions before filling out worksheet.* 

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities**: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



### **Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

## **NOI Wetland Fee Transmittal Form**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

<b>B. Fees</b> (continued)		
Step 1/Type of Activity	Step 2/Number Step of Activities 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
	Step 5/Total Project Fee:	
	Step 6/Fee Payments:	
	Total Project Fee:	a. Total Fee from Step 5
	State share of filing Fee:	b. 1/2 Total Fee <b>less \$</b> 12.50
	City/Town share of filling Fee:	c. 1/2 Total Fee <b>plus</b> \$12.50

## C. Submittal Requirements

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection Box 4062 Boston, MA 02211

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

#### **Attachment A: Narrative**

#### **NOI NARRATIVE**

#### **Introduction:**

Kyle Zick Landscape Architecture (KZLA) has prepared this Notice of Intent (NOI) on behalf of the Arlington Parks and Recreation Commission for the proposed Improvements to Spy Pond Playground and North Beach Ramp. The project consists of improvements to the existing playground, such as: replacing play equipment, replacing safety surfacing, replacing perimeter fence, and the addition of a new playground entrance. The scope also includes replacing the pathway material used for the existing ramp (North Beach Ramp) which provides access to Spy Pond.

A copy of the NOI has also been provided to the Massachusetts Department of Environmental Protection (MassDEP) online.

#### **Site Description:**

Spy Pond is a 103-acre kettle hole pond located between in Arlington, Massachusetts. The pond is fed by a combination of groundwater and surface runoff from the surrounding area. Spy Pond Park is located at the north-east bank of the pond, adjacent to the Minuteman Bikeway. The Park serves as a waterfront recreational open space that features a playground, boat ramp, walking paths, parking, and baseball field.

The pond is listed as a Great Pond, although this project does not create any impacts in, on, over or under the pond and no Chapter 91 license is required.

The Conservation Commissions' Spy Pond CPA project was initiated in 2016, which included stabilizing the pond's bank, improving ADA access, and stormwater management. The project has since been completed, however the North Beach ramp which included in that phase as an add-alternate, was ultimately not repaved with porous pavement due to cost constraints. The scope of this project is limited to playground renovations and the improvements of the North Beach Ramp, which had previously been reviewed during the previous project phase. The resource areas shown on the enclosed documents are consistent with those submitted for the "Spy Pond Edge & Erosion Control Project", DEP #091-0299.

#### **Existing site conditions:**

According to the USDA soil map, the soils in the project site are considered "udorthents, loamy", with a depth to water table of more than 80 inches. Udorthent soils are in areas that have been cut to a depth of 2 feet or more or are on areas with more than 2 feet of fill. Udorthents consist primarily of moderately coarse textured soil material and a few small areas of medium textured material.

#### **Previous Conservation Commission Application (DEP #091-0299):**

The Town of Arlington Conservation Commission has previously reviewed project work at Spy Pond. The Town of Arlington Conservation Commission Issued an Orders of Conditions for file 091-0299 for work along the bank of Spy Pond.

This NOI includes a portion of the previous project work, but there is additional work within the buffer of the Resources Area (primarily for the playground renovation). A Certificate of Compliance had been issued already for previous reviewed work.

#### **Resource Area Impacts:**

All work included in this scope occurs outside of the pond bank and outside of the bordering vegetated wetlands but is within the 100' buffer zone (9,195 sf). No disturbance will occur within the Resource Areas. Per Town of Arlington Bylaw, any alteration within 100' of a wetland requires a permit from the Arlington Conservation Commission.

### **Attachment A: Narrative (Continued)**

#### **Bordering Land Subject to Flooding:**

All work included in this scope occurs outside of the FEMA flood line zone (see attachment G) and is therefore not within Bordering Land Subject to Flooding. The work will not change the flood storage capacity, nor impact existing drainage patterns.

#### **Buffer Zone:**

Almost the entire project area is within the 100' buffer zone. The scope of work includes 2,945 sf of work within the 50' buffer of the approximate bank, or 9,195 sf total of work within the 100' buffer. Per Town of Arlington Wetland Bylaw, any alteration within 100' of a wetland requires a permit from the Arlington Conservation Commission.

The scope of work within the buffer zone aims to improve the site's features, as protected by the Town Bylaw by means such as replacing the existing ramp surface (loose gravel/soil) with a material that will be stable, and reduce sediment from entering the Pond (porous paving).

#### **Outstanding Resource Waters and Areas of Critical Environmental Concern:**

KZLA reviewed the MassGIS database to determine if the site is located within Outstanding Resource Waters (ORWs) or Areas of Critical Environmental Concern (ACECs). ORWs are watershed areas that have been classified as such under the Massachusetts Surface Water Quality Standards and are areas that contain surface waters and their tributaries, including certain wetlands, that have been designated for protection based on their outstanding socio-economic, recreational, ecological and/or aesthetic values. These waters have been identified so that the quality of the waters may be protected and maintained. ACECs are areas designated in Massachusetts that receive special recognition because of the quality, uniqueness, and significance of its natural and/or and cultural resources. There are no ORWs or ACECs located within or adjacent to the proposed project area.

#### **Habitat of Rare Wildlife:**

The project occurs within the habitat of Engelmann's Umbrella-Sedge (Cyperus engelmannii) and is listed on the NHESP Priority Habitats of Rare Species. In the previous 2018 Notice of Intent (**DEP #091-0299**), the Massachusetts Division of Fisheries & Wildlife provided a letter stating the presence of the plant species and addressed the minimal impact the project would have on the habitat (see appendix F).

Permanent fencing and signage protecting the plant habitat was installed in 2018 and will remain during this phase of construction. The area has been clearly identified and will not be impacted during construction.

#### **Climate Change:**

Per the Town of Arlington's Bylaw regarding Climate Change, we are addressing each topic as follows:

- (1) Describe project design considerations to limit storm and flood damage during extended periods of disruption and flooding as might be expected in extreme weather events.
  - Within the proposed work area, only permeable materials are used to allow for water infiltration in lieu of run off. The proposed work area is also completely outside of the 100-year flood zone, so it will not impact the flood storage capacity of Spy Pond.
- (2) Describe project stormwater surface runoff, which may increase due to storm surges and extreme weather events, and how this will be managed / mitigated to prevent pollution (including nutrients from fertilizers, roadway runoff, etc.) from entering the resource area with consideration of eliminating impervious surfaces as feasible.

### **Attachment A: Narrative (Continued)**

We recognize the increased intensity and frequency of storm events associated with climate change and have made a conscious effort to only use permeable materials in this project so stormwater can infiltrate versus run off.

- (3) Describe project vegetation / planting plans and other measures to improve the resiliency of the wildlife habitat of the resource area to withstand potential temperature and rainfall changes (drought and excess) due to climate change.
  - No existing trees will be removed as part of the proposed work; in fact, we are protecting existing trees to remain and contribute to the site and planting. Proposed planting includes (4) deciduous trees that are being planted within the playground for additional shade and heat mitigation. The proposed trees are each a different native species to promote biodiversity. The species are: Acer rubrum, Betula nigra, Gledistia tricanthos, and Quercus bicolor. These species are well suited for the site in terms of climate and proximity to the Pond.
- (4) Describe measures to protect proposed structures and minimize damage to structures due to the impacts of climate change.

The permeable paving proposed for the ramp is highly durable and not susceptible to erosion (even from high intensity storm events). The playground materials similarly are composed of materials that are resistant to extreme weather. The play equipment that was selected for the site uses sustainably harvested Robinia timbers that are naturally rot resistant, durable, and do not require any chemical treatments.

#### **Proposed Work:**

The goal of the project is to renovate the existing playground and improve accessibility of North Beach ramp.

The playground equipment is currently dated and out of code, and the safety surfacing is worn, uneven, and does not provide accessible routes to the play features. Playground improvements will include replacing play equipment, replacing safety surfacing, replacing perimeter fence, addition of seating, planting of (4) shade trees, and the addition of a new playground entrance.

#### Playground Surfacing:

Proposed plans do not increase impervious area. Playground surfacing will be a combination of engineered wood fiber (EWF) and poured-in-place rubber surfacing- both of which are pervious and needed for impact attenuation in the play area.

There is also a new entrance provided to improve access and circulation in the playground. This entry requires a 24' linear foot path connection to the existing trail, which will be porous pavement to match the current material used on site. The grading of the playground will be less than 2%.

#### Ramp Surfacing:

The grading of the ramp is less than 5% and will act as an accessible pathway by definition, rather than a ramp. The material is currently loose gravel with packed earth and is a relatively uneven surface. The ramp currently has a stone curbing to contain the grades. Those stones will remain in place, and only the grade between will be adjusted to be less than 5% to create a uniform accessible path. The surfacing material, 396 square feet, will be regraded and replaced with a porous pavement on top of a crushed stone base to provide a more stable surface that will meet the requirements of the Americans with Disabilities Act (ADA) and match the same material currently used on site for the perimeter pathway. Sand is also being placed at the end of the ramp to make a flush transition to the ramp. Compost filter sock will be installed along the limit of work facing the pond for erosion control, preventing sediment from entering Spy Pond.

## **Attachment A: Narrative (Continued)**

#### **Stormwater Management:**

Since the project is redevelopment of an existing playground and an existing ramp that does not change the permeability or drainage patterns, a Stormwater Report is not included in this Notice of Intent. Erosion control measures will be installed prior to the start of construction and remain during construction.

There are no changes in stormwater patterns or flows, and no new drainage structures are proposed. All surfaces will be permeable, and no drainage structures are being added. Stormwater that falls on the site will infiltrate through the permeable surfaces.

#### **Construction Activities and Sequences**

The following is a list of the construction sequences that will occur during this project:

- Erosion control installation (compost filter sock along pond bank, set silt sack in existing drainage structures)
- Tree protection around existing trees within the playground limit of work.
- Contractor staging will be in the existing paved parking lot, in an area outside of the 100' buffer of the Pond, to reduce equipment kept within the buffer area. Stockpiling of removed materials on site is not anticipated.
- Demolition of existing play equipment
- Removal of wood fiber surfacing and ramp surfacing (loose gravel/soil)
- New subbase materials will be imported, spread and compacted. Dust will be controlled during construction.
- Installation of play equipment and fencing
- Placement of pervious surfaces (poured-in-place rubber, engineered wood fiber, and porous paving on crushed stone base.)
- Planting of (4) trees within playground limits.
- Any disturbed vegetated areas will be seeded establishing a permanent ground cover
- Removal of erosion control devices

#### **Summary:**

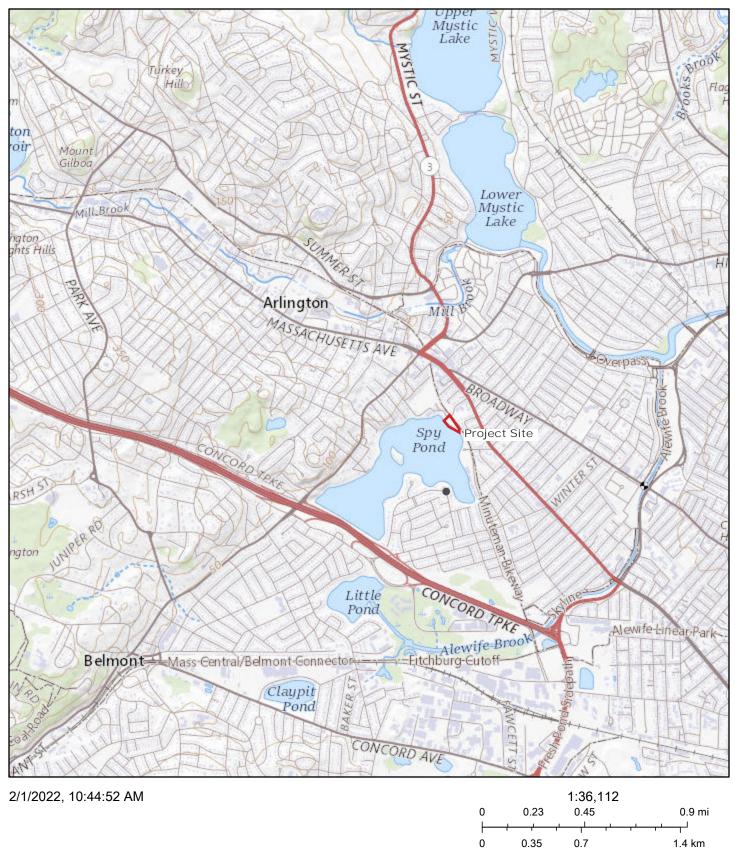
The project improvements aim to create a much more accessible, inclusive play space that offers a wide variety of activities for the public and improves access of an existing ramp leading down to Spy Pond. The surfacing materials have been selected for their aesthetics in keeping with the context of the site, their quality in performing in a high-volume playground and park, and their permeability in ensuring we do not add impervious surfacing to the site. There will be no change in drainage patterns as a result of this scope, and all surfaces proposed are pervious.

Improvements to the ramp are consistent with what was previously proposed and reviewed during the last Notice of Intent submission and construction phase in 2018. Improving the existing ramp by replacing the current loose material will not only improve public access but will also stabilize the ramp and prevent sedimentation of entering Spy Pond and protect the adjacent Resource Areas.

Depending on the permitting and bidding, the project is anticipated to go out to bid by March 2022, with a summer start for construction.

## **Attachment B: USGS Map**

## Spy Pond Arlington, MA

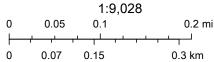


USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Dataset, Spensus

## Spy Pond Arlington, MA



2/1/2022, 10:42:54 AM



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global 65.94e.nl. 3.S. Census

# 250 LOMR 10-01-1222P 500 1,000 Zone A AREA OF MINIMAL FLOOD HAZARD Towno 2,000 Feet Basemap: USGS National Map: Ortholmagery: Data refreshed October, 2020 1:6,000 OTHER AREAS OF FLOOD HAZARD OTHER AREAS STRUCTURES | 1111111 Levee, Dike, or Floodwall MAP PANELS **FEATURES** GENERAL OTHER

# Legend

S FEMA

National Flood Hazard Layer FIRMette

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOU





NO SCREEN Area of Minimal Flood Hazard Zone >

Effective LOMRs

Cross Sections with 1% Annual Chance

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Channel, Culvert, or Storm Sewer

Area of Undetermined Flood Hazard Zone D

an authoritative property location. The pin displayed on the map is an approximate point selected by the user and does not represent

Unmapped

No Digital Data Available

Digital Data Available

Hydrographic Feature Profile Baseline Coastal Transect Baseline Jurisdiction Boundary Limit of Study

accuracy standards digital flood maps if it is not void as described below This map complies with FEMA's standards for the use of The basemap shown complies with FEMA's basemap

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/1/2022 at 2:46 PM and does not become superseded by new data over time. time. The NFHL and effective information may change or eflect changes or amendments subsequent to this date and

FIRM panel number, and FIRM effective date. Map images for legend, scale bar, map creation date, community identifiers, elements do not appear: basemap imagery, flood zone labels, unmapped and unmodernized areas cannot be used for This map image is void if the one or more of the following map

### **Attachment D: Abutters Information**



Office of the Board of Assessors Robbins Memorial Town Hall Arlington, MA 02476 (781) 316-3050 Assessors@town.arlington.ma.us

#### **Abutters List**

Date: February 01, 2022

Subject Property Address: 0-LOT POND LN Arlington, MA

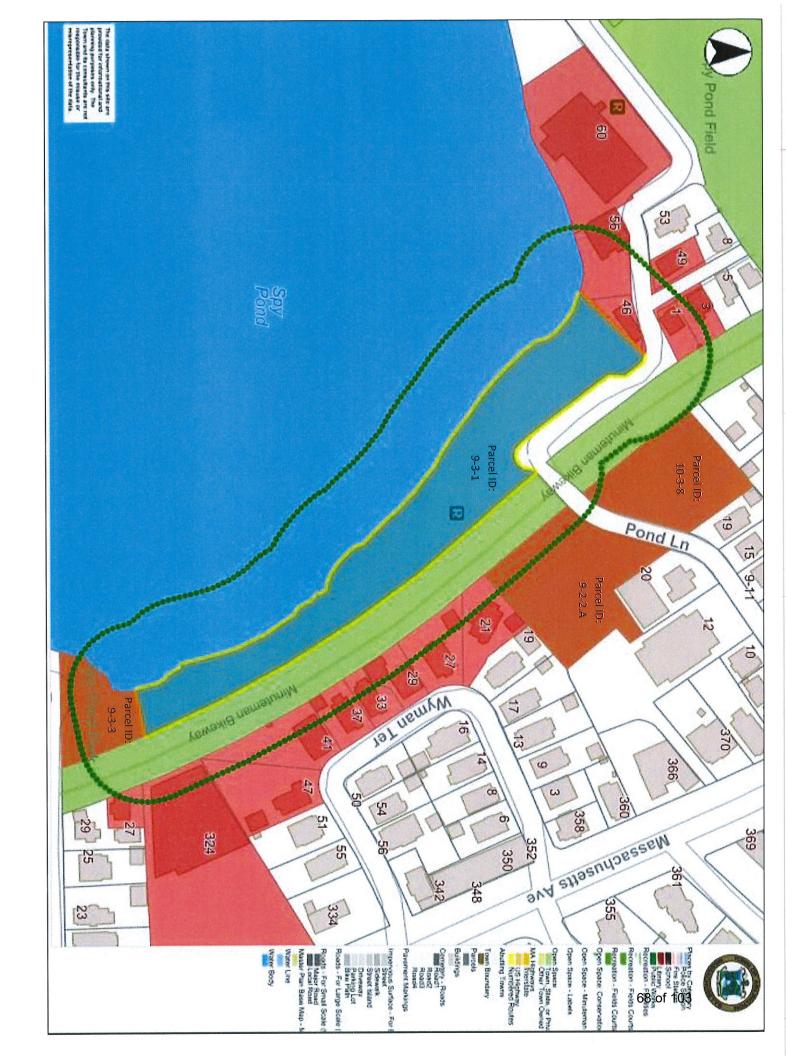
**Subject Property ID:** 9-3-1

Search Distance: 100 Feet - Conservation

The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to a single parcel within 100 feet.

BOARD OF ASSESSORS TOWN HALL ARLINGTON, MA 02476

**Board of Assessors** 



**Abutters List** 

Date: February 01, 2022

Subject Property Address: 0-LOT POND LN Arlington, MA

Subject Property ID: 9-3-1 Search Distance: 100 Feet

Prop ID: 10-3-8

Prop Location: 21 POND LN Arlington, MA

Owner: TOWN OF ARLINGTON

Co-Owner: Mailing Address: 730 MASS AVE

ARLINGTON, MA 02476

Prop ID: 10-5-3

Prop Location: 3 POND TERR Arlington, MA

Owner: CHASE LINDA/ETAL Co-Owner: DEMPSEY ROGER

Mailing Address: 3 POND TERRACE ARLINGTON, MA 02474

Prop ID: 10-5-4

Prop Location: 1 POND TERR Arlington, MA

Owner: REYNOLDS STEPHEN/ETAL Co-Owner: WANAMAKER LISA M

Mailing Address: 1 POND TERR

ARLINGTON, MA 02474

Prop ID: 10-5-6

Prop Location: 49 POND LN Arlington, MA

Owner: BENNETT KIRSTY Co-Owner: WHITING GRANT

Mailing Address: 49 POND LANE

ARLINGTON, MA 02474

Prop ID: 10-5-9

Prop Location: 56 POND LN Arlington, MA Owner: ARLINGTON ELKS BLDG CORP

Co-Owner: Mailing Address: 56 POND LANE

ARLINGTON, MA 02474

Prop ID: 10.A-5-1

Prop Location: 46-48 POND LN UNIT 1 Arlington, MA

Owner: MORRISON LAI-KUEN & DONALD M

Co-Owner: Mailing Address: 46 POND LN UNIT 1 ARLINGTON, MA 02474

Prop ID: 10.A-5-2

Prop Location: 46-48 POND LN UNIT 2 Arlington, MA

Owner: RUSSELL KAREN J

Co-Owner:
Mailing Address:

46 POND LANE UNIT 2 ARLINGTON, MA 02474 Prop ID: 121-7-1

Prop Location: 60 POND LN Arlington, MA Owner: ARLINGTON BOYS CLUB INC

Co-Owner: Mailing Address: 60 POND LANE

ARLINGTON, MA 02474

Prop ID: 9-2-11

Prop Location: 21 WYMAN TERR Arlington, MA

Owner: SPY POND LLC

Co-Owner: Mailing Address: 21 WYMAN TER

ARLINGTON, MA 02474

Prop ID: 9-2-12

Prop Location: 25-27 WYMAN TERR Arlington, MA

Owner: CHASSE MARY

Co-Owner: Mailing Address: 25 WYMAN TERR ARLINGTON, MA 02474

Prop ID: 9-2-13

Prop Location: 29 WYMAN TERR Arlington, MA

Owner: CRONIN JOHN STEVEN--ETAL Co-Owner: CRONIN MARGARET E

Mailing Address: 29 WYMAN TERR ARLINGTON, MA 02474

Prop ID: 9-2-14

Prop Location: 33 WYMAN TERR Arlington, MA

Owner: CRONIN ELSIE C

Co-Owner: Mailing Address: 33 WYMAN TERR ARLINGTON, MA 02474

Prop ID: 9-2-15

Prop Location: 37 WYMAN TERR Arlington, MA

Owner: MACDONALD JOSEPH B--ETAL Co-Owner: FULLER KATHERINE MARIE

Mailing Address: 43 LINCOLN ST BELMONT, MA 02478

Prop ID: 9-2-16

Prop Location: 41 WYMAN TERR Arlington, MA

Owner: FELTIN GEORGE M

Co-Owner: Mailing Address: 41 WYMAN TERRACE ARLINGTON, MA 02474

69 of 103

Prop ID: 9-2-22

Prop Location: 324 MASS AVE Arlington, MA Owner: DE VINCENT ARTHUR TRS-ETAL Co-Owner: C/O WALGREEN CO. #01864

Mailing Address: PO BOX 1159

REAL ESTATE TAX DEPT DEERFIELD, IL 60015

Prop ID: 9-2-2.A

Prop Location: 0-LOT POND LN Arlington, MA Owner: TOWN OF ARLINGTON PARK DEPT

Co-Owner: Mailing Address: 730 MASS AVE

ARLINGTON, MA 02476

Prop ID: 9-2-30

Prop Location: 31 LINWOOD ST Arlington, MA

Owner: APPLEBAUM RACHEL L Co-Owner: KOTIN JOSHUA I

Mailing Address: 31 LINWOOD ST

ARLINGTON, MA 02474

Prop ID: 9-3-1

Prop Location: 0-LOT POND LN Arlington, MA

**Owner: TOWN OF ARLINGTON PARK** 

Co-Owner: Mailing Address:

730 MASS AVE ARLINGTON, MA 02476

D. . . . ID. 0 0 0

Prop ID: 9-3-3

Prop Location: 0-LOT POND LN Arlington, MA

Owner: TOWN OF ARLINGTON PARK

Co-Owner: Mailing Address: 730 MASS AVE

ARLINGTON, MA 02476

Prop ID: 9.A-2-17

Prop Location: 47 WYMAN TERR UNIT 1 Arlington, MA

Owner: HEBERT LARENA ANN/TR & Co-Owner: JOHNSON LINDA ANN/TR

Mailing Address:

47 WYMAN TERRACE #1 ARLINGTON, MA 02474

Prop ID: 9.A-2-18

Prop Location: 47 WYMAN TERR UNIT 2 Arlington, MA

Owner: SALZER NANCY L

Co-Owner: Mailing Address:

47 WYMAN TERRACE #2 ARLINGTON, MA 02474

#### **Abutter Notification**

## Notification to Abutters Under the Massachusetts Wetlands Protection Act And Arlington Wetlands Protection Bylaw

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the Arlington Wetlands Protection Bylaw, you are hereby notified of the following:

The Conservation Commission will hold a virtual public meeting using Zoom, on Thursday, February 17th, 2022, at 7:30pm in accordance with the provisions of the Mass. Wetlands Protection Act (M.G.L. Ch. 131, s.40, as amended), the Town of Arlington Bylaws Article 8, Bylaw for Wetland Protection, and in accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, for a Notice of Intent from The Town of Arlington Parks & Recreation Commission, for the Improvements to Spy Pond Playground and North Beach Ramp, which includes improvements to the existing playground (replacing existing play equipment, new wood fiber and poured-in-place rubber safety surfacing, replacing existing fencing, adding new entrance) and improving existing ramp intended for pond access with porous paving, at Spy Pond/0 Pond Lane., within 100 feet of a wetland, on Assessor's Property Map/s # 09, Lot/s # 01. Please refer to the Commission's online meeting agenda for specific Zoom meeting access information.

A copy of the application and accompanying plans are available by request by contacting the Arlington Conservation Agent at 781-316-3229 or mmuszynski@town.arlington.ma.us. For more information call the applicant, the Town of Arlington Parks and Recreation Commission at 781-316-3012, or the Arlington Conservation Commission at 781-316-3229, or the DEP Northeast Regional Office at 978-694-3200.

NOTE: Notice of the Public Hearing will be published at least five (5) business days in advance in *The Arlington Advocate* and will also be posted at least 48 hours in advance on the Arlington Town Hall website.

\*

The meeting information for your hearing is:

Date: February 17<sup>th</sup>, 2020

Time: 7:30pm

#### **Affidavit of Service**

(Please return to Conservation Commission)

I, Robert Barella (KZLA) , being duly sworn, do hereby state as follows: on
<u>02-04-2022</u> , I mailed a "Notification to Abutters" in compliance with the second paragraph of Massachusetts General Laws, Chapter 131, s.40, the DEP Guide to Abutter Notification dated April 8,
l994, and the Arlington Wetlands Protection Bylaw, Title V, Article 8 of the Town of Arlington Bylaws in connection with the following matter:
[Brief description of work and address of work.]
Notice of Intent submission for project Improvements to Spy Pond & North Beach Ramp, located at Spy Pond in Arlington, Massachusetts.
The form of the notification, and a list of the abutters to whom it was provided and their addresses, are attached to this Affidavit of Service.
Signed under the pains and penalties of perjury, this $\phantom{aaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaa$
Name Robert Barella (KZLA)

# **Attachment E: Site Photos**

Photo 1: Existing playground equipment, and perimeter fence will be replaced.



Photo 2: Playground proximity to existing ramp down to pond bank. The playground is connected to the ramp via existing porous pavement path.



Photo 3: Existing ramp set boulders to remain. curbs will be reset to meet flush, and gravel will be replaced with porous paving.



# Attachment F: 2018 Letter from Division of Fisheries & Wildlife



# FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581 p: (508) 389-6300 | f: (508) 389-7890 M A S S . G O V / M A S S W I L D L I F E

September 24, 2018

Arlington Conservation Commission 730 Massachusetts Avenue Arlington, MA 02174

Jon Marshall Arlington Park and Recreation Commission 422 Summer Street Arlington, MA 02474

Applicant: Jon Marshall, Arlington Park and Recreation Commission

**Project Location:** Spy Pond

**Project Description:** Manage bank erosion along Spy Pond

Wetlands File No.: 091-0299
NHESP Tracking No.: 09-26949

Dear Commissioners & Applicant:

The Natural Heritage & Endangered Species Program of the Massachusetts Division of Fisheries & Wildlife (the "Division") previously received a Notice of Intent with site plans (dated July 18, 2018) in compliance with the rare wildlife species section of the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.59). and a MESA Review Checklist and supporting documentation for review pursuant to the MA Endangered Species Act Regulations (321 CMR 10.18; MESA).

The Division received revised plans entitled "SPY POND EDGE & EROSION CONTROL PROJECT NOTICE OF INTENT SUBMITTAL" (dated 7/18/18, no revisions on sheets EC-1, EC-2, SP-1, Sp-2, L-2, L-3, L-4, L-5, L-6, L-7; sheets L-1 & L-8 last revised 8/30/18, prepared by HATCH), hereinafter the "Revised Plans". These plans reflect reductions in work near the existing boat ramp and supplemented "Planting Notes" (sheet L-8) to guide contractors. The City will also include specific language in the contracts that the location/form/type of footing on the overlooks/docks shall not be modified without direct review and approval by the Division, which may require the necessity for rare plant surveys.

The Division has determined that this Project, as currently proposed, will occur **within** the actual habitat of Engelmann's Umbrella-Sedge (*Cyperus engelmannii*), a Threatened plant species. In Massachusetts, habitat is typically wet pond shores and, in one case, a tidal flat in the Merrimack River. This rare sedge is known to be extant in less than ten (10) locations within Massachusetts.

#### WETLANDS PROTECTION ACT (WPA)

Based on a review of the information that was provided and the information that is currently contained in our database, the Division has determined that this project, as currently proposed, **will not adversely affect** the actual Resource Area Habitat of state-protected rare wildlife species. Therefore, it is our opinion that this project meets the state-listed species performance standard for the issuance of an Order of Conditions.

# Attachment F: 2018 Letter from Division of Fisheries & Wildlife

NHESP No. 09-26949, Spy Pond Erosion Project, Page 2 of 2

Please note that this determination addresses only the matter of rare wildlife habitat and does not pertain to other wildlife habitat issues that may be pertinent to the proposed project.

#### **MASSACHUSETTS ENDANGERED SPECIES ACT (MESA)**

The MESA is administered by the Division, and prohibits the Take of state-listed species. The Take of state-listed species is defined as "in reference to animals...harm...kill...disrupt the nesting, breeding, feeding or migratory activity...and in reference to plants...collect, pick, kill, transplant, cut or process...Disruption of nesting, breeding, feeding, or migratory activity may result from, but is not limited to, the modification, degradation, or destruction of Habitat" of state-listed species (321 CMR 10.02).

Based on the Revised Plans and the information provided, the Division finds that proposed erosion control project <u>must be conditioned</u> in order to avoid a prohibited Take of state-listed species (321 CMR 10.18(2)(a)). To avoid a prohibited Take of state-listed species the following conditions must be met:

- 1. **Install Signs at South Beach**. Prior to the start of Work, the proposed "ENGELMANN'S UMBRELLA SEDGE PROTECTED HABITAT" signs shall be installed at South Beach. The signs include a notation for a seasonal "No-Mow Zone" from July 1<sup>st</sup> through October 15<sup>th</sup>.
- 2. **Pre-Work Notification**. At least seven (7) days prior to the start of Work, the Division shall be notified in writing of the date and time of the commencement of Work.
- 3. **Post-Work Report**. Within sixty (60) days of the completion of Work
- 4. This determination is valid for five (5) years from the date of issuance of this letter.

Provided the above-noted conditions are fully implemented and there are no changes to the project plans, this project will not result in a Take of state-listed species. We note that all work is subject to the antisegmentation provisions (321 CMR 10.16) of the MESA. This determination is a final decision of the Division of Fisheries and Wildlife pursuant to 321 CMR 10.18. Any changes to the proposed project or any additional work beyond that shown on the site plans may require an additional filing with the Division pursuant to the MESA. This project may be subject to further review if no physical work is commenced within five years from the date of issuance of this determination, or if there is a change to the project.

Please note that this determination addresses only the matter of state-listed species and their habitats. If you have any questions regarding this determination, please contact Misty-Anne Marold, Senior Endangered Species Review Biologist, at <a href="misty-anne.marold@state.ma.us">misty-anne.marold@state.ma.us</a> or (508) 389-6356.

Sincerely,

Thomas W. French, Ph.D.

Assistant Director

cc: MA DEP Northeast Region

Hilary Holmes (Hatch Associates Consultants, Inc.)

Duke Bitsko (Hatch Associates Consultants, Inc.)

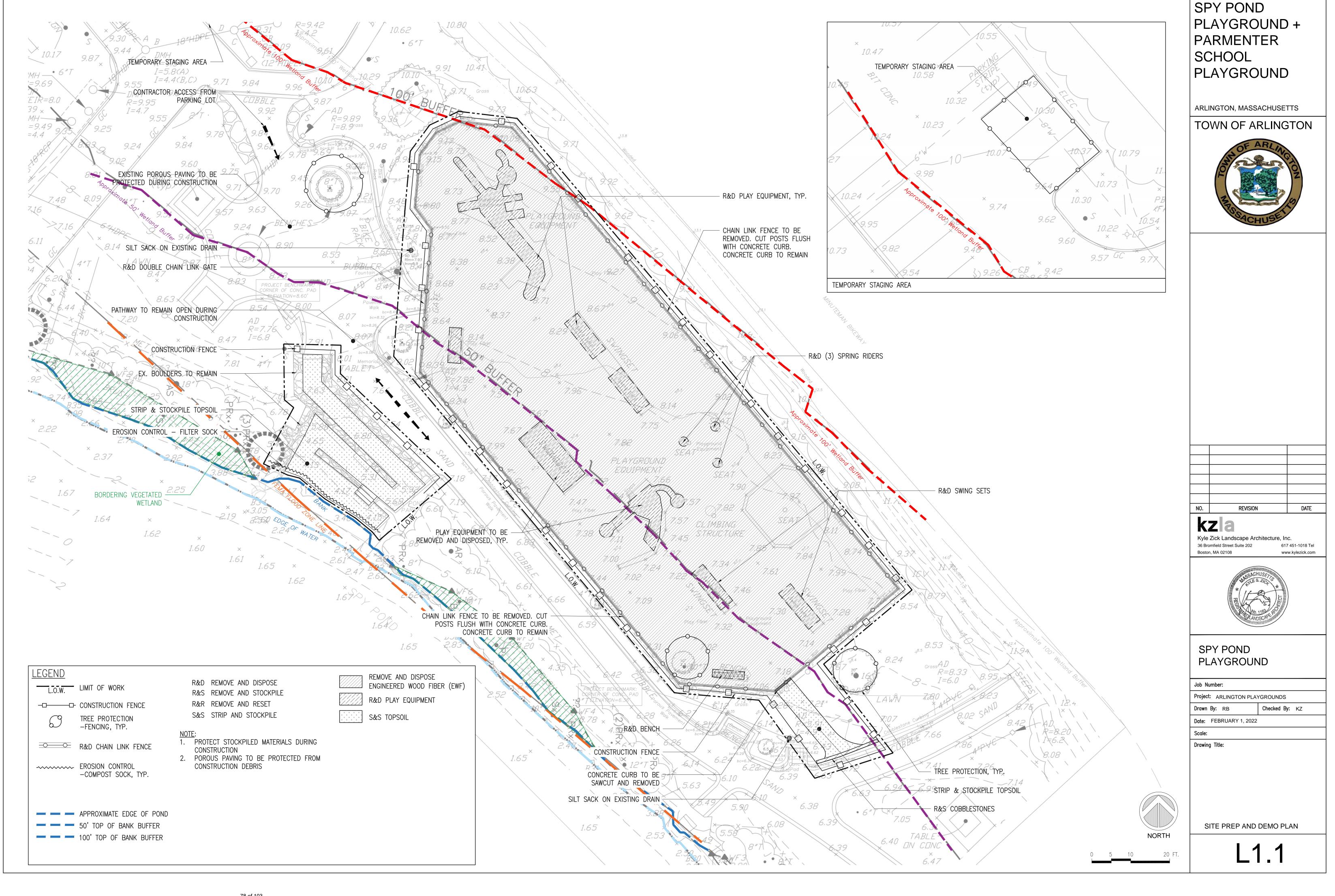
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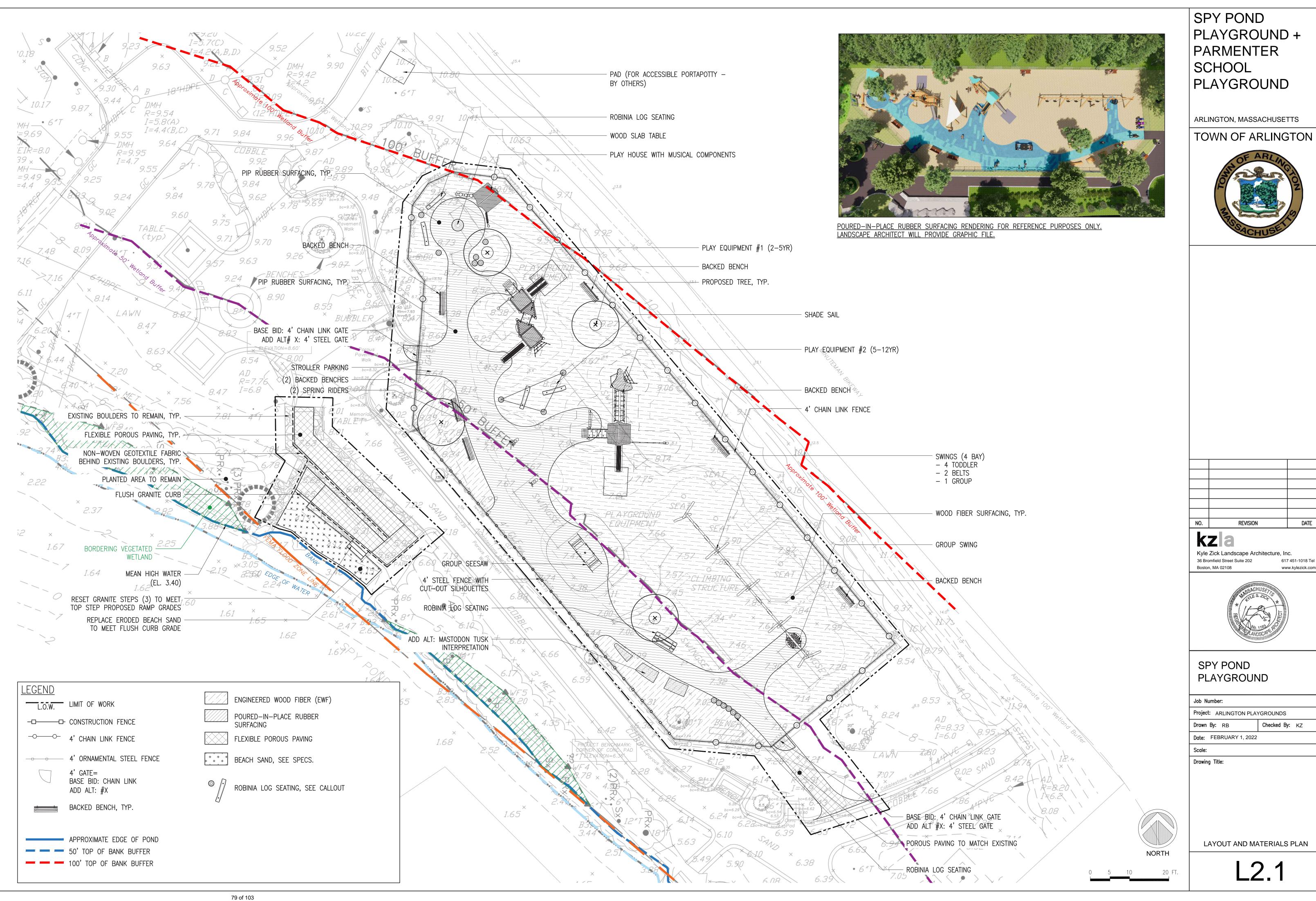
# **Affidavit of Service**

(Please return to Conservation Commission)

, Robert Barella (KZLA) , being duly sworn, do hereby state as follows: on
02-04-2022 , I mailed a "Notification to Abutters" in compliance with the second paragraph of
Massachusetts General Laws, Chapter 131, s.40, the DEP Guide to Abutter Notification dated April 8,
1994, and the Arlington Wetlands Protection Bylaw, Title V, Article 8 of the Town of Arlington Bylaws in
connection with the following matter:
[Brief description of work and address of work.]
Notice of Intent submission for project Improvements to Spy Pond & North Beach
Ramp, located at Spy Pond in Arlington, Massachusetts.
The form of the notification, and a list of the abutters to whom it was provided and their addresses, are
attached to this Affidavit of Service.
Signed under the pains and penalties of perjury, this $4$ day of February.
Signed under the pairs and penalties of perjury, this day or
Robert Barella (KZLA)
Name

# **Attachment G: Site Plans**





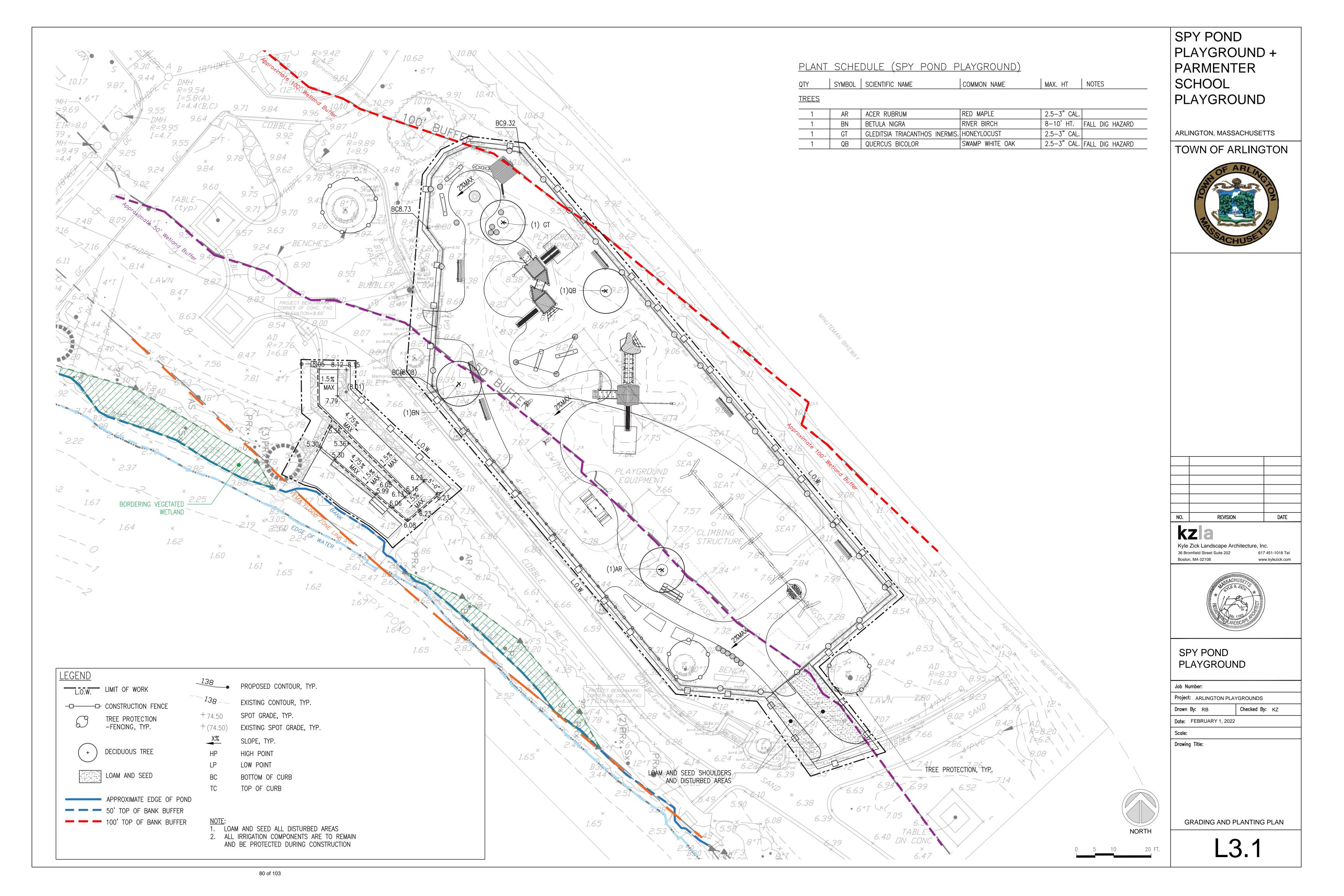
PLAYGROUND +



Kyle Zick Landscape Architecture, Inc. 617 451-1018 Tel



Project: ARLINGTON PLAYGROUNDS Checked By: KZ





# **Town of Arlington, Massachusetts**

**Notice of Intent: Hurd Field** 

Summary:

DEP # 091-0337

Documents: Hurd Field Response to Comments

This public hearing will consider a Notice of Intent for renovations to Hurd Field located at 0 Massachusetts Avenue and 0 Lowell Street (off Drake Road). Work is proposed to be conducted within the Riverfront Area to Mill Brook, Bordering Land Subject to Flooding (FEMA Zones AE and X, Floodway), the 100-foot Buffer Zone to Bordering Vegetated Wetlands and the Adjacent Upland Resource Areas. Renovation includes regrading and reorienting the athletic fields, upgrading field lighting, and constructing a pedestrian loop path, irrigation system, and other new amenities.

# ATTACHMENTS:

Type File Name Description

Reference Material Hurd\_Field\_- Hurd Field - Response to Comments 2022 02 09.pdf 02092022



February 9, 2022 File: 210801935

Attention: David Morgan Arlington Conservation Commission 730 Massachusetts Avenue Arlington, Massachusetts 02476

Dear Mr. Morgan,

**Reference: Response to NOI Comments** 

Town of Arlington Hurd Field Renovation MassDEP File No 091-0337

On behalf of the Applicant (The Town of Arlington Recreation Department), Stantec has reviewed the comments from the Conservation Commission that arose during the Notice of Intent hearing for the above-referenced project on February 3, 2022 and offers responses below. For ease of reading, we have restated the comments followed by our responses below, shown in italics. Additional information is provided as an attachment to this memorandum, including the revised plans.

1. Align path connection from Minuteman Bike Path to the Arlington Reservoir to meander, similar to previous design and bump out at bridge area. End of path on eastern side of site should be addressed to prevent desire lines where pedestrians would continue walking through in the meadow restoration mix.

The path was re-evaluated and, after comments from the Conservation Commission, the path from the bike path to the Reservoir meanders. At the request of Recreation Commission, the loop path was brought back into the design and has minimized area inside the 25' AURA as much as possible by reducing the practice field in the north, yet still allowing for the needed field rotation for the fields and ADA accessibility. Please see attached rendered site plan.

2. More mitigation needs to be addressed for impacts in AURA.

With the re-introduction of the loop path, additional meadow restoration seed mix has been added in the northeastern and northwestern areas of the site, however trees will not be planted into the floodway. The mitigation of overall native meadow restoration seed mix and tree planting has offset the degraded areas as shown in the below table. In addition,



Reference: Response to NOI Comments

Town of Arlington Hurd Field Renovation MassDEP File No 091-0337

fence removal along the northwestern side would require tree removal and invasive species removal. This is not part of the scope of this project at this current time. Please see attached rendered site plan and Planting Plan.

The updated RFA calculations are represented in the following table in red.

	Existing Degraded RFA	Proposed Alteration Inner Riparian		Proposed Alteration Outer Riparian		Proposed New Degraded RFA
		Field Parce	l 0 Massac	husetts Avenu	Je	
TOTAL RFA on Parcel =		Temp	Perm	Temp	Perm	+17,197 sf
220,484 square feet (sf)	40,506sf/18.4%	62,432 sf	7,648 sf	63,741 sf	9,549 sf	40,506 sf + 17,197 sf = 57,703 sf/26%*
Mitigation	+11,808 meadow restoration seed mix area + 6,033 tree planting area 17,197-(11,808 sf + 6,033s.f) = -644 s.f net gain of non degraded riverfront area impact due to restoration seeding and planting  New existing degraded riverfont area =39,862s.f. (18%)					
	North Parcel 0 Lowell Street					
TOTAL RFA on Parcel =		Temp	Perm	Temp	Perm	+337 sf
140,206 square feet (sf)	quare feet	2,933 sf	337 sf	O sf	O sf	17,254 sf + 337 sf = 17,591 sf/12.5%*
Mitigation	+4,140 s.f meadow restoration seed mix area + tree planting area 17,591s.f (4,140 s.f) = 13,451 s.f degraded riverfront area (4,140 s.f reduction in impact due to restoration seeding and planting) New existing degraded riverfront area = 13,451s.f. (9.6%)					

<sup>\*</sup>Refer to Mitigation row for final total riverfront area impact.



**Reference: Response to NOI Comments** 

Town of Arlington Hurd Field Renovation MassDEP File No 091-0337

3. An Operations and Maintenance Plan should be submitted.

Please see attachment for "Operations and Maintenance Plan".

4. Provide a tree substitution for the Eastern Redbud.

The Eastern Redbud is now substituted with Cornus Florida, Flowering Dogwood. Please see attached Planting Plan.

5. The Town Engineer provided a memo on flood storage that the Conservation Commission will review.

The Recreation Department reviewed the memo and did have a previous discussion with the Town Engineer on this subject prior to the submission of this NOI to the Conservation Commission. It was determined that it would not resolve the flooding issues entirely, and is not in the current scope of this project.

Note that the project changes resulted in the need to recalculate the temporary and permanent impacts in some of the resource areas. The updated Impact numbers table is included within the Redevelopment Attachment.

Regards,

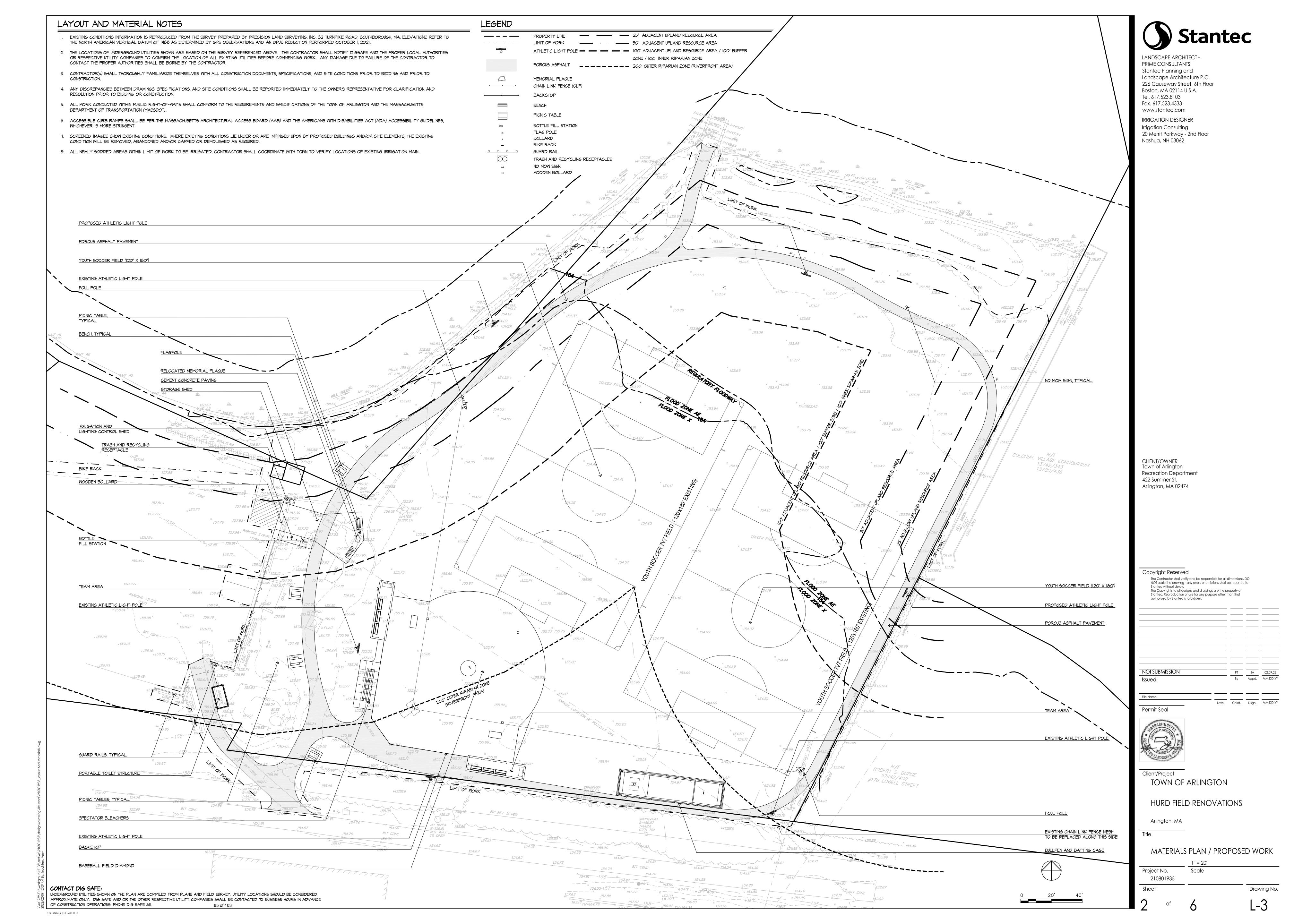
#### STANTEC CONSULTING SERVICES INC.

Josh Atkinson, RLA Landscape Architect Phone: (617) 654-6003 Josh.atkinson@stantec.com

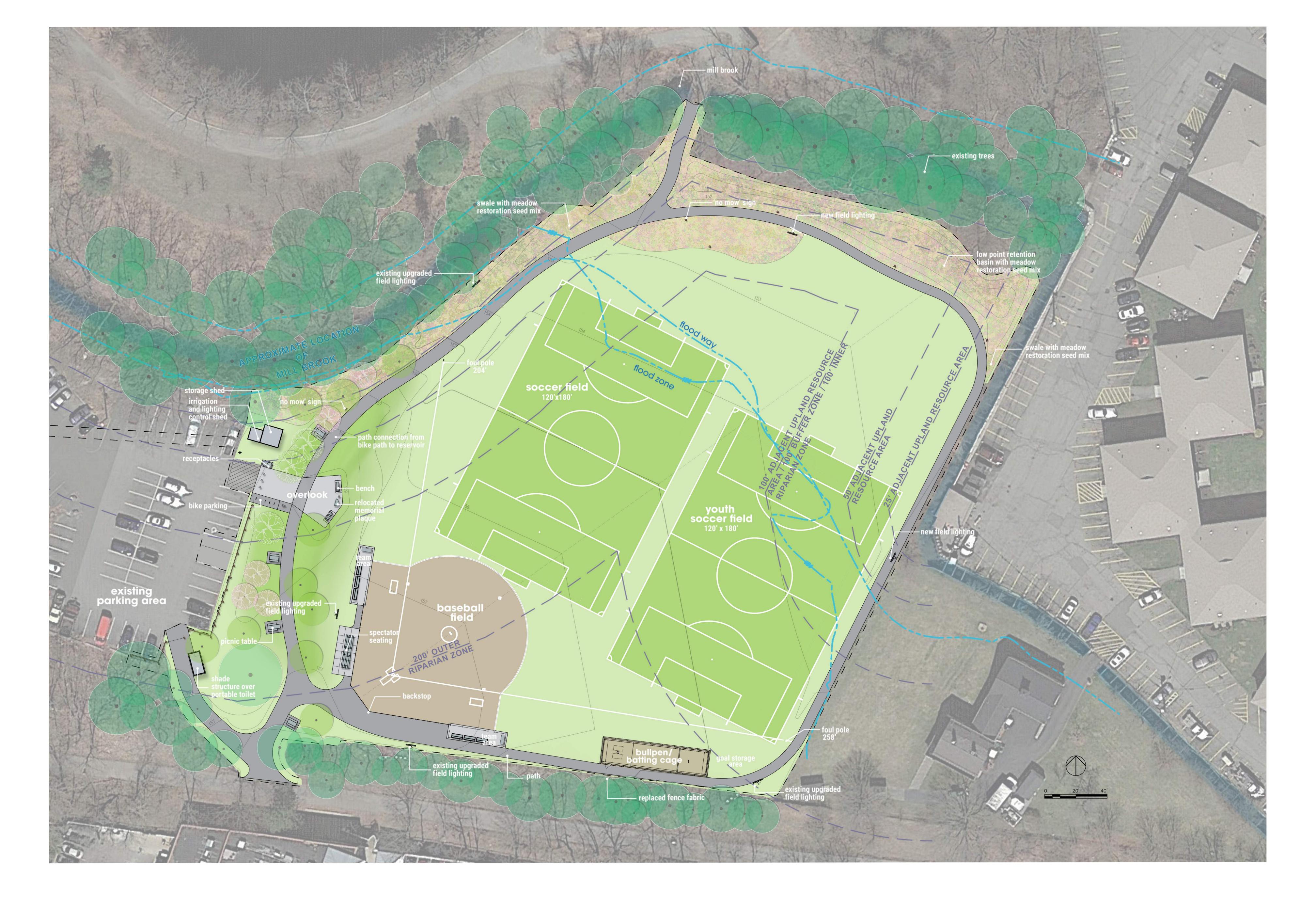
#### Attachment:

- 1) Revised drawing: "Materials Plan", dated 2/9/2022
- 2) Revised drawing: "Planting Plan", dated 2/9/2022
- 3) Revised Rendered Site Plan
- 4) Operations and Maintenance Plan

CC: Joseph Connelly, Recreation Department







# Operation & Maintenance Plan

Town of Arlington Hurd Field Renovations

#### Owner:

Town of Arlington Recreation Department 422 Summer Street, Arlington, MA 02474

# Prepared By:



Stantec Consulting Services, Inc. 226 Causeway Street, 6<sup>th</sup> Floor Boston, MA 02114

Date Prepared: February 9th, 2022

# TOWN OF ARLINGTON HURD FIELD RENOVATIONS OPERATION AND MAINTENANCE PLAN

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#### 1.0 GENERAL INFORMATION

#### 1.1 INTRODUCTION

The goal of the Operation and Maintenance Plan is not only to protect resources on-site or nearby, but also to protect resources in the region that may be affected by the activities at the project area.

The Owner is:

Town Of Arlington Recreation Department 422 Summer Street Arlington, MA 02474

This plan is intended for the Town to perform the inspections and recommended maintenance as outlined in the Operations and Maintenance Plan with their maintenance personnel.

#### 2.0 MAINTENANCE AGREEMENT

#### 2.1 RESPONSIBLE FOR OPERATION AND MAINTENANCE

Dan Warren
Director of Operations
Town of Arlington
Department Of Public Works
51 Grove Street
Arlington, MA 02484

#### 2.2 RESPONSIBLE FOR FINANCING MAINTENANCE AND EMERGENCY REPAIRS

Joseph Connelly Director of Recreation Town of Arlington Recreation Department 422 Summer Street Arlington, MA 02474

#### 3.0 Operation and Maintenance Plan

Non-structural pollutant controls include encouraging the use of salt substitutes for maintenance of walkway areas; sweeping of walkway areas on a regular basis; use of slow-release organic fertilizers on landscaped areas to limit the amount of nutrients that could enter downstream resource areas, and employment of integrated pest management practices using biological controls and minimizing use of chemical alternatives. Structural pollutant controls include catch basins equipped with deep sumps and hoods and recharge and detention basins.

#### 3.1 NON-STRUCTURAL POLLUTANT CONTROLS

The proposed stormwater management system is designed to protect the runoff water quality through the control of sediment and pollutants. Non-structural pollutant controls used to separate and capture stormwater pollutants are described below.

#### 3.1.1 Pavement Maintenance

Long-term management practices will include regular sweeping of walkways. The sweeping program will remove contaminants directly from paved surfaces to prevent their release into the drainage system. Walkway sweeping has been shown to be an effective initial treatment for reducing pollutant loadings in stormwater.

#### 3.1.2 Porous Asphalt Maintenance

Porous Asphalt surface should be inspected annually for signs of deterioration. Monitor the efficiency of the porous asphalt as needed following storm events. The exfiltration capability shall be assessed at least once per year. If cleaning is required it shall be performed using a power washer to dislodge trapped particles followed by a vacuum sweep of the area.

Recommended maintenance schedule:

- Inspect annually for signs of deterioration
- Monitor efficiency of porous asphalt following storm events
- Assess exfiltration capability at least once per year
- Clean using a power washer followed by vacuum sweeping.

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#### 3.2 VEGETATED STORMWATER MANAGEMENT DEVICES

#### 3.2.1 Bioretention Areas

Bioretention areas are shallow depressions filled with sandy soil and planted with dense native vegetation that promotes stormwater infiltration into the ground. Stormwater runoff is directed into these areas via sheet flow. The runoff percolates through the soil media that acts as a filter.

#### **Initial Post-Construction Inspection**

➤ The bioretention areas shall be inspected during the first few months after construction to make sure the vegetation in the basin becomes adequately established.

#### Long-Term Maintenance

- ➤ Bioretention areas require careful attention while plants are being established and seasonal landscaping maintenance thereafter.
- ➤ Inspect pretreatment devices and bioretention cells regularly for sediment build-up, structural damage, and standing water.
- ➤ Inspect soil and repair eroded areas monthly. Re-vegetate void areas as needed.
- ➤ Remove litter and debris monthly. Treat diseased vegetation as needed. Remove and replace dead vegetation twice per year (spring and fall).
- ➤ Proper selection of plant species and support during establishment of vegetation should eliminate the need for fertilizers and pesticides.
- ➤ Remove invasive species as needed to prevent these species from spreading into the bioretention area.
- ➤ Upon failure, scarify surface of bioretention basin to a depth of 2-6 inches and replant as needed
- ➤ Plant maintenance is critical. A healthy community of native grasses, including their root system, is critical to the long term performance of the bioretention system.
- > Never store snow in bioretention areas.

#### Maintenance Schedule

Activity	Time of Year	Frequency
Inspect & remove trash	Year round	Monthly
Remove dead vegetation	Fall or Spring	Annually
Replace dead vegetation	Spring	Annually

#### 3.2.2 Vegetated Areas Maintenance

Although not a structural component of the drainage system, the maintenance of vegetated areas may affect the functioning of stormwater management practices. This includes the health/density of vegetative cover and activities such as the application and disposal of lawn and garden care products, disposal of leaves and yard trimmings.

#### **Initial Post-Construction Inspection**

During the initial period of vegetation establishment pruning and weeding are required twice in first year by contractor or owner. Any dead vegetation/plantings found after the first year will be replaced. Proper mulching is mandatory and regular watering may be required initially to ensure proper establishment of trees and shrubs.

#### Long-Term Maintenance

The planted areas will be inspected on a semi-annual basis and any litter removed. Weeds and invasive plant species will be removed by hand. Maintain planted areas adjacent to pavement to prevent soil washout. Immediately clean any soil deposits on pavement. Leaf litter and other detritus shall be removed twice per year.

Trees will be inspected twice per year to evaluate health and attended to as necessary. Seeded ground cover or grass areas shall not receive mulching. Re-seed bare areas; install appropriate erosion control measures when native soil is exposed or erosion channels are forming. Plant alternative mixtures of grass species in the event of unsuccessful establishment.

If deemed necessary, slow release fertilizer will be used. Fertilizer will be used to begin the establishment of vegetation in bare or damaged areas, but will not be applied on a regular basis unless necessary. Fertilizers will not be used in the bioretention area as excessive nutrients may be discharged to adjacent surface waters. PH tests of the soils in the planting bed will occur annually. If the pH is below 5.2, limestone will be applied to increase it. If the pH is above 8.0, iron sulfate plus sulfur will be added accordingly.

- ➤ Inspect planted areas on a semi-annual basis and remove any litter.
- > Maintain planted areas adjacent to pavement to prevent soil washout.
- ➤ Immediately clean any soil deposited on pavement.
- ➤ Re-seed bare areas; install appropriate erosion control measures when native soil is exposed or erosion channels are forming.
- > Plant alternative mixture of grass species in the event of unsuccessful establishment.

#### Pesticide/Herbicide Usage

No pesticides are to be used unless a single spot treatment is required for a specific control application, erosion and sediment control measures.

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### 3.3 MAINTENANCE PROGRAM OF STRUCTURAL POLLUTANT CONTROLS

Following construction, the property owner will sweep paved parking areas and drives on an annual basis. Porous pavement and permeable pavers will be cleaned using vacuum sweeping machines on a quarterly basis. For pavers joint material will be periodically added to replace material that has been transported. Catch basin sumps will be cleaned twice per year. The design storage volume of the above grade stormwater basins will be maintained and sediment and debris will be removed from these basins as needed. Eroded areas will be immediately repaired with loam, seed, and jute matting or other acceptable erosion control measures.



# **Town of Arlington, Massachusetts**

**Notice of Intent: Colonial Village Drive** 

Summary:

DEP #091-0336

Documents: Correspondence between Ryan Landers and Wayne Chouinard

This public hearing will consider a Notice of Intent to reconstruct all on-site parking and access driveways and curbing, as well as installation of stormwater management systems and conduct site grading at Colonial Village Drive. All work is proposed to be conducted within the 100-foot Buffer Zone to the Inland Bank of a perennial stream that flows from the Arlington Reservoir, the 200-foot Riverfront Area associated with Mill Brook, and Bordering Land Subject to Flooding (FEMA Zone AE).

#### ATTACHMENTS:

	Туре	File Name	Description
ם	Reference Material	Correspondence_between_Ryan_Landers_and_Wayne_Chouinard.pdf	Correspondence between Ryan Landers and Wayne Chouinard

**Subject:** RE: NOI Filing - Colonial Village Drive **From:** Ryan Landers < rlanders@mckeng.com>

**Date:** 2/9/2022, 11:38 AM

To: Wayne Chouinard < WChouinard@town.arlington.ma.us>

CC: Bill Copithorne < wcopithorne@town.arlington.ma.us>, David Morgan

<dmorgan@town.arlington.ma.us>, Teresa Debenedictis <TDebenedictis@town.arlington.ma.us>,

Dan Stoneking < DStoneking@town.arlington.ma.us>

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#### Wayne,

See attached Stormwater Report and Grading plan (C-3) showing 'Bottom of Brook' spot elevations. At this time, the current plans include all the information we have regarding the existing closed drainage system on site. We do calculate a net increase in flood storage as a result of the proposed work. The 'Compensatory Storage Volume (Under Elevation 154.0)' table can be found in the project narrative of our Notice of Intent.

Regarding these other items, I will inform the Property Management company and see whether or not they wish to include these items within this project.

Regards,

Ryan Landers, E.I.T. Project Engineer



Assinippi Office Park 150 Longwater Drive, Suite 101 Norwell, MA 02061

P: 781.792.3900 F: 781.792.0333

From: Wayne Chouinard < WChouinard@town.arlington.ma.us>

**Sent:** Tuesday, February 8, 2022 5:28 PM **To:** Ryan Landers < rlanders @mckeng.com >

**Cc:** Bill Copithorne <wcopithorne@town.arlington.ma.us>; David Morgan <dmorgan@town.arlington.ma.us>; Teresa

Debenedictis <TDebenedictis@town.arlington.ma.us>; Dan Stoneking <DStoneking@town.arlington.ma.us>

Subject: RE: NOI Filing - Colonial Village Drive

Ryan,

Could you provide a copy of the drainage report and include the additional elevations on the plan so that I may complete my review?

Also, please review and consider the following items:

- 1) why there is no flood volume planned to offset flooding? Flood Storage could be provide **without** a 2-ft offset with some minor design improvements.
- 2) be aware that Mill Brook and the conveyance through the property are the responsibility of Colonial Village. If work is going to be performed, it may be worth considering maintaining and or repairing the brook channel. Otherwise, if the walls crumble, it could affect work performed in the driveway/pavement.
- 3) The Town is required to perform a building inspection for all structures in Town to determine if there are sump pumps, floor drains and/or illicit connections to Town Infrastructure. If during these inspections it is found that there are sump pumps etc, there may be requirements to provide alternatives to any pipe configuration within the buildings and it would be best to incorporate any required work into the current project so as to not impact the project after the driveway/paving has been completed.

Would you be able to coordinate for the Town to gain access and perform the required inspection of each building?

Thank you,

Wayne

#### Wayne A. Chouinard, PE

Town Engineer Arlington Public Works 51 Grove Street Office: (781) 316-3320

E-mail: wchouinard@town.arlington.ma.us

From: Ryan Landers < rlanders@mckeng.com >

To: Wayne Chouinard < WChouinard@town.arlington.ma.us>

Cc: Bill Copithorne <wcopithorne@town.arlington.ma.us>, David Morgan <dmorgan@town.arlington.ma.us>

Date: Tue, 8 Feb 2022 14:47:42 +0000 Subject: RE: NOI Filing - Colonial Village Drive

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Hi Wayne,

We do not show a hydrological report with the idea that we are maintaining existing runoff patterns and simply creating 5 low points along the Mill Brook channel to alleviate ponding issues on site. Impervious coverage and total area contributing to Mill Brook will remain unchanged.

Soil test pits were conducted throughout the site and found that groundwater separation was insufficient for subsurface infiltration. Soil logs can be found in Appendix D of the Drainage Report.

We have survey shots at the bottom of Mill Brook ranging from elevation 146.38 to 147.79 which is between 4-5.5 feet from the top of channel wall depending on location.

I will get in touch with our field crew regarding the existing closed drainage system that runs through the center of the site to Mill Brook to see if they have additional invert elevations and what they observed within the rate of the site to Mill Brook to see if they have additional invert elevations and what they observed within the rate of the site of the site

structures.

Regards,

Ryan Landers, E.I.T. Project Engineer



Assinippi Office Park 150 Longwater Drive, Suite 101 Norwell, MA 02061

P: 781.792.3900 F: 781.792.0333

From: Wayne Chouinard < WChouinard@town.arlington.ma.us>

Sent: Monday, February 7, 2022 1:32 PM

**To:** Ryan Landers <<u>rlanders@mckeng.com</u>>; David Morgan <<u>dmorgan@town.arlington.ma.us</u>>

**Cc:** Bill Copithorne < wcopithorne@town.arlington.ma.us >

Subject: RE: NOI Filing - Colonial Village Drive

Hello Ryan & David,

I have begun reviewing the site plans provided but do not have access to the entire submittal, including a hydrological report? hydraulic analysis, test pit soil logs?

Also, if you have in additional survey information for the Mill Brook Channel and existing drainage features, I would be interested on the elevations of the bottom of the Mill Brook Channel as well as additional elevations for the drainage structures. Some manholes have rim elevations, but no inverts elevations and the catch basins do not indicate a sump bottom elevation or if there are hooded outlets present.

Is this information available?

Thank you,

Wayne

#### Wayne A. Chouinard, PE

Town Engineer Arlington Public Works 51 Grove Street Office: (781) 316-3320

E-mail: wchouinard@town.arlington.ma.us

From: Ryan Landers <rlanders@mckeng.com>

 $\label{to:continuous} \mbox{To: David Morgan} < & \mbox{$\underline{$d$morgan@town.arlington.ma.us}$} >, \mbox{Wayne Chouinard} & \mbox{$\underline{$d$morgan@town.arlington.ma.us}$} >, \mbox{$\underline{$d$morgan@to$ 

Date: Fri, 4 Feb 2022 15:06:30 +0000

Subject: RE: NOI Filing - Colonial Village Drive

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Thank you David, I do not see the Site Plans included in the Google Drive link you provided so I have attached them here.

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Wayne, if you need any additional information to help facilitate your review, please do not hesitate to ask.

Regards,

Ryan Landers, E.I.T. Project Engineer



Assinippi Office Park 150 Longwater Drive, Suite 101 Norwell, MA 02061

P: 781.792.3900 F: 781.792.0333

From: David Morgan <a href="mailto:dmorgan@town.arlington.ma.us">dmorgan@town.arlington.ma.us</a>>

**Sent:** Friday, February 4, 2022 9:24 AM **To:** Ryan Landers < rlanders@mckeng.com>

**Cc:** Wayne Chouinard < <u>WChouinard@town.arlington.ma.us</u>>

Subject: Re: NOI Filing - Colonial Village Drive

Hi Ryan and Wayne,

Ryan, I am writing to connect you with Town Engineer Wayne Chouinard for review of the proposed work at Colonial Village Drive. Wayne, would you please review this proposal at your earliest convenience? The work includes resurfacing of the parking lot at Colonial Village condominiums and stormwater retention and treatment before discharging to Mill Brook. The condos are next door to Hurd Field. The Conservation Commission has held two hearings and would like your input in advance of the next meeting, please, by Wednesday of next week. Site plans and other relevant documents can be found here.

Cheers, David

David Morgan | Environmental Planner + Conservation Agent | Department of Planning and Community Development | 781.316.3012 | dmorgan@town.arlington.ma.us

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

On 2/3/2022 3:21 PM, Ryan Landers wrote:

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Great, thanks David and see you tonight.

Regards,

Ryan Landers, E.I.T. Project Engineer



Norwell, MA 02061 P: 781.792.3900 F: 781.792.0333

From: David Morgan <a href="mailto:dmorgan@town.arlington.ma.us">dmorgan@town.arlington.ma.us</a>

**Sent:** Thursday, February 3, 2022 2:40 PM **To:** Ryan Landers <a href="mailto:<a href="mailto:rlang-com/"><a href=

Thanks for checking in, Ryan. We're good to go. No questions have been submitted to me as of this afternoon.

David Morgan | Environmental Planner + Conservation Agent | Department of Planning and Community Development | 781.316.3012 | dmorgan@town.arlington.ma.us

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On 2/3/2022 11:46 AM, Ryan Landers wrote:

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Hi David,

Just checking in to make sure you received our hard copies and to see if we might expect any questions/concerns to arise during the meeting tonight.

Thanks,

Ryan Landers, E.I.T. Project Engineer



Assinippi Office Park 150 Longwater Drive, Suite 101 Norwell, MA 02061

P: 781.792.3900 F: 781.792.0333

From: David Morgan <a href="mailto:dmorgan@town.arlington.ma.us">dmorgan@town.arlington.ma.us</a>

**Sent:** Wednesday, January 26, 2022 3:48 PM **To:** Ryan Landers <a href="mailto:rlanders@mckeng.com">rlanders@mckeng.com</a> **Cc:** Austin Chartier <a href="mailto:AChartier@mckeng.com">AChartier@mckeng.com</a> **Subject:** Re: NOI Filing - Colonial Village Drive

Hi again,

I meant to mention that the printed copies should follow the same instructions as the NOI with stamped envelopes, etc.

David Morgan | Environmental Planner + Conservation Agent | Department of Planning and Community Development | 781.316.3012 | <a href="mailto:dmorgan@town.arlington.ma.us">dmorgan@town.arlington.ma.us</a> Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

On 1/26/2022 10:26 AM, Ryan Landers wrote:

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Hi David,

Please see resubmission documents for our February 3<sup>rd</sup> Conservation Hearing at the Dropbox link below:

https://www.dropbox.com/sh/eaqmq2tlcw5mcrm/AAB-Zx5wa2n290jY84aXf-Ewa?dl=0

The attachments include our response letter addressing all comments from the January 20<sup>th</sup> Hearing, and a revised 'Notice of Intent' and 'Drainage Calculations and Stormwater Management Plan'. Please let me know if you will require hard copies of the attached materials.

Regards,

Ryan Landers, E.I.T. Project Engineer



Assinippi Office Park 150 Longwater Drive, Suite 101 Norwell, MA 02061

P: 781.792.3900 F: 781.792.0333

From: Ryan Landers

**Sent:** Wednesday, December 22, 2021 12:58 PM **To:** David Morgan <a href="mailto:com/bartier"><u>DMorgan@town.arlington.ma.us></u></a> **Cc:** Austin Chartier <a href="mailto:com/sartier@mckeng.com/sartier@mcke

RClapp@town.arlington.ma.us

Subject: RE: NOI Filing - Colonial Village Drive

Hi David,

Please find our Notice of Intent submission for Colonial Village Drive at the dropbox link below:

https://www.dropbox.com/sh/uungj5norn72e12/AAC\_5gIhvMhk3VwOhEM41VADa?dl=0

Included in the link are the following submission documents:

- 1. Civil Plan Set
- 2. Filing Letter
- 3. NOI Filing Documents
- 4. NOI Report
- 5. Stormwater Report

Six copies of all documents will be delivered to the Town Hall tomorrow along with two filing fee checks, and 6 stamped envelopes to mail the NOI to Commission members.

Please let me know if there is anything else you need before tomorrow's filing deadline for the January 6 Conservation hearing.

Thanks,

Ryan Landers, E.I.T. Project Engineer



Assinippi Office Park 150 Longwater Drive, Suite 101

Norwell, MA 02061 P: 781.792.3900 F: 781.792.0333

From: David Morgan < <u>DMorgan@town.arlington.ma.us</u>>

**Sent:** Wednesday, December 15, 2021 10:52 AM **To:** Ryan Landers <<u>rlanders@mckeng.com</u>> **Subject:** Re: NOI Filing - Colonial Village Drive

Hi Ryan,

I just got my hands on the dates the Commission approved for 2022, which I'm attaching here. Although it says draft, these were approved with no changes. The deadline for the January 6th meeting would be the 23rd of December. There will not be a meeting on December 30th.

To your question, I'll address those envelopes for you, so submitting them just the way you described is perfect.

Cheers, David

David Morgan | Environmental Planner + Conservation Agent | 781.316.3012

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

From: Ryan Landers < rlanders@mckeng.com>

To: "<a href="mailto:DMorgan@town.arlington.ma.us">DMorgan@town.arlington.ma.us</a>>

Cc: "RClapp@town.arlington.ma.us" <RClapp@town.arlington.ma.us>

Date: Tue, 14 Dec 2021 15:57:16 +0000 Subject: NOI Filing - Colonial Village Drive

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Hi David,

Looking to make sure we file our NOI at least two weeks prior to the next meeting date.

Is the next Conservation meeting Thursday, Dec. 30 or Thursday, Jan. 6? Also, the NOI filing instructions include 6 envelops with appropriate postage. Do these envelopes just need to be stamped and include our return address?

Thanks,

Ryan Landers, E.I.T. Project Engineer



Assinippi Office Park 150 Longwater Drive, Suite 101 Norwell, MA 02061

P: 781.792.3900 F: 781.792.0333

—Attachments:

221-155 C-3.pdf 736 KB

221-155 Stormwater Report - Revised 1-24-2022.pdf

15.5 MB